



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – DECEMBER 22, 2015**

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**6:00 p.m. – Planning Commission Work Session Meeting (City Offices)**

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

**Planning Commission Work Session Items**

Planning Commission Training *to be determined*

**6:30 p.m. – Planning Commission Meeting (Council Chambers)**

**A. Welcome & Roll Call**

**B. Open Communications**

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

**C. Presentations and Reports**

1. Recognition of outgoing Planning Commissioner, Cody Hansen.

**D. Consent Items**

1. Consideration of Meeting Minutes from:

November 24, 2015 Regular Meeting

November 24, 2015 Work Session

2. Consideration of 2016 Planning Commission Schedule

**E. Action Items**

1. Discussion of proposed changes to Riverdale City Code, Title 10, Chapter 15

*Presenter: Mike Eggett, Community Development Director*

2. Discussion of zoning revision for properties along Riverdale Road and River Park Drive.

*Presenter: Mike Eggett, Community Development Director*

3. Schedule public hearings for January 12, 2016

*Presenter: Mike Eggett, Community Development Director*

**F. Discretionary Items**

**G. Adjournment**

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 18<sup>th</sup> day of December, 2015 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on December 18, 2015. Jackie Manning, Riverdale City Recorder

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
December 22, 2015**

**AGENDA ITEM: D1**

**SUBJECT:** Meeting Minutes for previous Planning Commission Meeting.

**PETITIONER:** Jackie Manning, City Recorder

**ACTION REQUESTED:** Review/Edit Meeting Minutes for the November 24, 2015  
Planning Commission Meeting.

**INFORMATION:**

[November 24, 2015 Work Session](#)

[November 24, 2015 Regular Meeting](#)

**[BACK TO AGENDA](#)**

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, November 24, 2015, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kathy Eskelsen, Commissioner  
David Gailey, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen, Commissioner

Excused: Blair Jones, Chairman  
Lori Fleming, Commissioner  
Steve Hilton, Commissioner

City Employees: Mike Eggett, Community Development Director  
Jackie Manning, City Recorder

Others Present: No members of the public were present

Commissioner Gailey welcomed the Planning Commission members to the Work Session and stated for the record that Commissioner Hilton, Fleming and Jones were absent.

**Reports:** Commissioner Gailey turned the time over to Mr. Eggett who reported the following:

- Phase 2 Riverdale Business Park complete
- Phase 3 Riverdale Business Park has a building permit
- Reeves office is moving forward.
- Retail space next to At Home is finished with no known tenant
- Businesses throughout the City are repainting, remodeling, etc.
- There have been a few new businesses that have submitted inquiries
- Building permits are steady

**Consent Items:**

Commissioner Gailey asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes for September 17, 2015 Meeting. There were no suggested corrections.

**Action Items:**

Commissioner Gailey invited comments regarding the action items. Mr. Eggett provided site plans for the proposed subdivision. He referred to the executive summary as seen in the packet for the details of the project. He stated small subdivisions do not require a public hearing. This is a 2 lot subdivision located 5445 South 600 West. This property has been owned by the Combe family. Mr. Eggett distributed the site plan to the Planning Commissioners.

This lot is subject to small subdivision provisions in Title 10 Chapter 21 Section 12. Lot 2 has been vacant for years and the applicant would like to move forward. There was a previous submittal to the years past that received a preliminary plan approval for a similar subdivision, but the family did not follow through with the subdivision at the time, and somehow a plat was recorded with Weber County without the approval of the Land Use Authority for Riverdale City. This application is to cure that issue.

Mr. Eggett referred to the packet for outstanding items for this subdivision. The applicant has a copy of all outstanding items and has been in contact with the Reeves and Associates to address all outstanding items. Mr. Eggett explained the options available to the Planning Commissioners: recommend approval, recommend approval with the stipulation the applicant resolve outstanding issues, or table until applicant has resolved outstanding issues.

Commissioner Hansen wanted to ensure the city would not be at risk for allowing the applicant to build on the slope. Mr. Eggett assured the Planning Commission due to the geotechnical report the applicant acquired, the City would not be held liable.

**Discretionary Items:**

Mr. Eggett stated Wasatch Choices 2040 has had a major update. There will be a training regarding the update which includes surveys for the Wasatch Front from various government agencies regarding housing, transportation, planning and budgeting information, etc.

Commissioner Hansen inquired about additional bus stops. Mr. Eggett disclosed there have been 4 offers to property owners to allow for more bus stops. The property owners have not accepted any offers at this time. UTA (Utah Transit Authority) has been in contact with the property owners and believes some may consider an offer in the future. Mr. Eggett discussed proposition 1 and the potential funds Riverdale City will receive as a result. This could provide opportunities for possible future bus stops and transportation options.

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Commissioner Gailey inquired about a sign located on a corner near Bravo Arts Academy. He believed it to be creating travel issues and asked Mr. Eggett to look into the placement to ensure they are in compliance with the sign ordinance. Mr. Eggett confirmed he will follow up with Bravo Arts Academy to resolve any issue.

**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:25 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 24, 2015, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Commissioners: David Gailey, Acting Chair  
Kathy Eskelsen, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen, Commissioner

City Employees: Mike Eggett, Community Development Director  
Jackie Manning, City Recorder

Excused: Blair Jones, Chairman  
Lori Fleming, Commissioner  
Steve Hilton, Commissioner

Visitors: No members of the public were present.

**A. Welcome & Roll Call**

Commissioner Gailey welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with the exception of Commissioner Jones, Hilton, and Fleming. No members of the public were present.

**B. Open Communications**

There were not any open communications.

**C. Presentations and Reports**

Commissioner Gailey turned the time over to Mr. Eggett. Mr. Eggett reported the following:

- Phase 2 Riverdale Business Park complete
- Phase 3 Riverdale Business Park has a building permit
- Reeves office is moving forward.
- Retail space next to At Home is finished with no known tenant
- Businesses throughout the City are repainting, remodeling, etc.
- There have been a few new businesses that have submitted inquiries
- Building permits are steady

**D. Consent Items**

Commissioner Gailey asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

**MOTION:** Commissioner Hansen moved to approve the Planning Commission Meeting Minutes for the Work Session and Regular Meeting held on September 22, 2015 as amended. Commissioner Roubinet seconded the motion.

There was no discussion regarding this motion.

**CALL THE QUESTION:** The motion passed unanimously.

**E. Action Items**

**1. Consideration for recommendation regarding the proposed Pinecrest Subdivision (Small Subdivision) located at approximately 5445 S 600 W.**

Mr. Eggett summarized an executive summary which explained:

David Combe has applied for a Small Subdivision review and approval of the proposed Pinecrest two-lot subdivision located at approximately 5433 South and 5445 South 600 West in an Agricultural A-1 zone. Small subdivision applications are governed by City Code 10-21-12 "Small Subdivisions; Special Provisions" when certain criteria have been met as part of the application. A public hearing is not required to consider this proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a recommendation to the City Council for approval of the proposed Pinecrest Subdivision, recommendation to the City Council with additional comments and/or conditions, or not to recommend City Council approval of the proposed Pinecrest Subdivision with the supporting findings of fact.

69 Mr. Eggett stated the applicant was notified of this Planning Commission Meeting and was encouraged to attend. It  
70 was his understanding the applicant would be attending. Mr. Eggett explained the options available to the Planning  
71 Commissioners: recommend approval, recommend approval contingent upon outstanding items being resolved, or table  
72 discussion until December 8, 2015.

73 There was a brief discussion amongst the Planning Commissioners whether they felt comfortable recommending  
74 approval with the outstanding items, where the applicant was not in attendance to answer questions. There was a general  
75 consensus to move the application forward contingent upon the applicant resolving outstanding items.

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77 **MOTION:** Commissioner Hansen moved to recommend approval to the City Council for the  
78 proposed small subdivision, Pinecrest Subdivision, located at approximately  
79 5445 S 600 W, with stipulation that the applicant meets any and all outstanding  
80 concerns from City Staff and the City Engineer. Commissioner Eskelsen  
81 seconded the motion.

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83 There was no discussion regarding this motion.

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85 **CALL THE QUESTION:** The motion passed unanimously.

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87 **F. Discretionary Items**

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89 Mr. Eggett reminded the Planning Commission that there will be elections amongst the Planning Commission for  
90 Chair and Vice Chair at the first meeting in January. There will be a new Planning Commissioner appointment in January  
91 as well. The Planning Commissioners congratulated Commissioner Hansen on being newly elected as a City  
92 Councilmember beginning January 2016.

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94 **G. Adjournment**

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96 **MOTION:** There being no further business to discuss, Commissioner Eskelsen moved to  
97 adjourn the meeting. Commissioner Roubinet seconded the motion; all voted in favor.

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99 The meeting adjourned at 6:39 PM.

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105 David Gailey  
106 Acting Planning Commission Chair

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108 Jackie Manning  
City Recorder

Date Approved: **December 22, 2015**

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
December 22, 2015**

**AGENDA ITEM: D2**

**SUBJECT:** 2016 Planning Commissioner Meeting Schedule

**PETITIONER:** Mike Eggett, Community Development Director

**ACTION REQUESTED:** Consideration of approval of the 2016 Planning Commission Meeting Schedule.

**INFORMATION:** [2016 Planning Commission Meeting Schedule](#)

**[BACK TO AGENDA](#)**



## 2016 PLANNING COMMISSION MEETING SCHEDULE

Regular meetings of the Riverdale **Planning Commission** will be held the second and fourth Tuesdays of the month at 6:30 PM at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled or changed as necessary with proper legal notification.

January 12	June 28
January 26	July 12
February 9	July 26
February 23	August 9
March 8	August 23
March 22	September 13
April 12	September 27
April 26	October 11
May 10	October 25
May 24	November 8
June 14	November 22
	December 13
	December 27

**\*\*Joint Strategic Planning Meetings:** A joint strategic planning meeting will be held with City Council and Planning Commission. The date and time will be properly noticed per Utah Code.

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**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
December 22, 2015**

**AGENDA ITEM: E1**

**SUBJECT:** Discussion of proposed changes to Riverdale City Code, Title 10,  
Chapter 15

**PETITIONER:** Mike Eggett, Community Development Director

**INFORMATION:**

[Title 10 Chapter 15 Parking](#)

[Riverdale City Parking Ordinance](#)

[City Parking Summaries](#)

**[BACK TO AGENDA](#)**

	Riverdale	Roy City	Ogden City	Wash Terrace	South Ogden	North Ogden	Farr West	Layton City	Farmington
<b>Bank, Credit Union, Finance Inst.</b>	Not less than 30 spaces	1 space per each 400 sq. ft. gross floor area. Drive through/drive up facilities reqs.	1 stall per 300 sq. ft. plus required stacking space for drive-through	1 space for every 300 sq. ft. of gross floor area	No less than 30 spaces	1 per 250 sq. ft. of gross floor area	1 space for each 200 sq. ft. of floor area	1 space per emp at highest shift plus 1 space per 200 sq. ft. of main floor area and 1 space per 500 sq. ft. of basement or second floor area	Offices and Personal Services - 3 parking spaces per 1000 sq. ft. of floor area
<b>Retail Sales and Services (Sales area versus Gross area?)</b>	1 space per 200 sq. ft. of sales floor space in bldg	1 space per each 300 sq. ft. gross floor area	1 stall per 300 sq. ft. plus requirement for storage areas listed in ordinance	1 space for every 200 sq. ft. of gross floor area	With drive-up window - 1 space per 200 sq. ft. of floor space in bldg (plus storage capacity of 4 cars per window on property)	See below under "Supermarkets, drug stores", "Auto/Vehicle Sales", and other similar categories	5.5 spaces for each 1000 sq. ft. of floor area	1 space for each 200 sq. ft. of retail floor space	Less Intensive - 1.5 spaces per 1000 sq. ft. of indoor and outdoor sales and display area; see below for intensive retail
<b>Intensive Comm Retail Stores</b>	1 space per 200 sq. ft. of sales floor space in bldg	See retail sales and services	See retail sales and services	See retail sales and services	See retail sales and services	See North Ogden City Code 11-17-4 under "Planned shipping centers under unified control" for more	See retail sales and services	See retail sales and services	4 spaces per 1000 sq. ft. of floor area
<b>Grocery, Supermarkets, Drug Store</b>	NA	NA	NA	NA	NA	1 per 250 sq. ft. of gross leasable space	NA	NA	NA
<b>Outside Sales Area</b>	NA	NA	NA	NA	NA	1 per 500 sq. ft. of sales area for first 2000 sq. ft., plus 1 per add 2000 sq. ft.	5.5 spaces for each 1000 sq. ft. of floor area for each enclosed retail bldg, plus .25 space for each 1000 sq. ft. of outside sales area	NA	Less Intensive - 1.5 spaces per 1000 sq. ft. of indoor and outdoor sales and display area;

<b>Automobile/Vehicle Sales</b>	NA	NA	1 stall per 100 sq. ft. of office area	1 space each emp on max shift, plus 1 customer parking space every 10 vehicles for sale	NA	1 per each 300 sq. ft. office area and covered parking area, plus 2 for first 10,000 sq. ft. or portion thereof land area, and 1 for each add 10,000 feet or portion thereof, plus 2 per service bay	NA	2 spaces plus 1 space for each 400 sq. ft. of floor area	NA
<b>Convenience Store/Gas Service</b>	NA	1 space for each 350 sq. ft. of gross floor area plus 2 spaces per each gasoline pump. Drive through/drive up facilities reqs.	1 stall per 200 sq. ft. of floor area plus stacking for drive-up window	NA	See fast-food or drive-in restaurant above	1 per each 375 sq. ft. of bldg	NA	NA	NA
<b>Drive Through/Drive-Up</b>	<u>Food</u> - 1 space per 100 sq. ft. floor space, not less than 10 spaces; <u>Retail</u> - 1 space per 200 sq. ft. of sales floor space, plus storage capacity of 4 cars per window on property	1 space at facility, plus min 60 feet stacking area to stack 3 vehicles in drive up lane is req	City Code 15-12-6; located in side or rear and do not interrupt ped access along ped frontage; length of stacking spaces is 20 ft	Tied to established uses	See above under retail sales and services and "drive-in food establishment, convenience stores" of South Ogden City Code	Tied to established uses	NA	Tied to established uses	Suff distance in advance of service window to store 4 cars, not include veh at window. For fast food, distance between menu board and pick-up window suff store 4 car, not include veh window and menu board, and storage at least 4 veh provided in adv menu board. Minimum 20 ft per veh provided. Not to impede ped or veh circulation or site or abutting streets.
<b>Warehousing or Storage</b>	2 spaces per 3 emps	1 space for each 1000 sq. ft. of gross warehousing floor area	with freight movement - 1 stall per employee	1 space each emp on max shift plus 3 add spaces, or, when emps not determined, 1 space for every 300 sq. ft. gross floor area	2 spaces per 3 emps	1 per 800 sq. ft.	1 space for each 1000 ft. of floor area	3 spaces for every 4 emps at highest work shift plus 1 space for every vehicle used in conducting the business	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.

<b>Wholesale</b>	2 spaces per emps, plus 3 spaces for client use	NA	1 stall per 500 sq. ft. of sales area	Same as above under warehousing and storage	2 spaces per 3 emps, plus 3 spaces for client use	1 per 800 sq. ft.	1 space for each 1000 sq. ft. of floor area	3 spaces for every 4 emps at highest work shift plus 1 space for every vehicle used in conducting the business; in add, shall be a minimum 5 spaces for customer use	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.
<b>Sit-Down Restaurants, Bars, Cafes, Cafeteria, etc</b>	Restaurant - 1 space per eating booth or table; Café/Cafeteria - 1 space per eating booth and table, plus 1 space per 3 stools; Tavern - At least 15 spaces	1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less.	1 space per 100 sq. ft. of building	1 space every 4 seats or 4 persons allowed under max capacity by occ load if seating not fixed or 1 space every 100 sq. ft. gross floor area is number seats unknown	Restaurant - 1.5 spaces per eating booth or table; Café/Cafeteria - 1 space per eating booth and table, plus 1 space per 3 stools; Tavern - At least 15 spaces	1 per 40 sq. ft. of usable floor area	NA	1 space for each 100 sq. ft. of gross floor space, or 1 stall for every 3 seats, whichever is greater	12 parking spaces per 1000 sq. ft. of floor area
<b>Fast-Food or Drive-In Restaurant</b>	1 space per 100 sq. ft. floor space, but not less than 10 spaces	1 space for each 4 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is less. Drive through/drive up facilities reqs.	1 space per 75 sq. ft. of building but not less than 5 stalls plus required stacking	See above under sit-down restaurants/bars	1 space per 100 sq. ft. of floor space, but not less than 10 spaces	1 per 40 sq. ft. of usable floor area	NA	1 space per 100 sq. ft. of floor area but not less than 10 spaces. For drive-up windows, 1 space in use plus 4 in the approach lane	20 parking spaces per 1000 sq. ft. of sales and eating area plus min 4 emp parking spaces
<b>Daycare/Preschool Center</b>	1 space per emp, plus 4 spaces for client use	1 space per each staff member, plus one space for each eight attendees	1 stall per employee, plus 1 space per 5 children	2 avail on site park spaces for 1-6 children; 7-12 children add 2 spaces; over 12 children comply with "schools" reqs.	1 space per employee, plus 1 space per 10 children	NA	NA	4 spaces plus 1 space per 500 sq. ft. of floor area	NA
<b>Schools and Educate Institutions</b>	2 spaces per 3 student capacity, plus 1 space per subordinate staff	As approved w site plan approval, depend on type/nature of facility	Varies based upon school type; refer to Ogden City Code 15-12-3 under "Schools"	Varies based upon school type; refer to Wash Terrace City Code 17.52.030 under "Schools"	(private) - 2 spaces per 3 student capacity, plus 1 space per staff member	Varies based upon school type; refer to North Ogden City Code 11-17-4 under "Schools and Institutions"	K-8 - 2 spaces per teaching station; 9-12 - 4 spaces per teaching station	Varies based upon school type; refer to Layton City Code 19.12.050 under "Schools"	Elem and Junior High - 2 spaces per classroom; Senior High - 7 spaces per classroom

<b>Manufacturing Facilities</b>	NA	1 space for each person employed during reg work hours, plus 1 space for each company owned vehicle	Varies based upon type; refer to Ogden City Code 15-12-3 under "Manufacturing and industrial uses"	Same as above under warehousing and storage	NA	2 per every 3 employees	1 space for each employee or work station, whichever is greater	NA	2 spaces per 1000 sq. ft. of gross floor area plus 1 space each company veh operating from premises. 1 space per 1000 sq. ft. of gross floor area provided for warehousing and/or space used exclusively for storage.
<b>Self-Service Storage Facilities</b>	NA	NA	1 stall per 5000 sq. ft. of bldg	NA	NA	Ministorage - 1 per 35 spaces, plus 1 for the manager	See above under "Warehousing or Storage"	NA	NA
<b>Reduction Off-Street Parking Req</b>	Reciprocal parking agreement would allow for shared parking and a reduction	Reduction may be granted by Commission or Council with Site Plan App approval, subject to 2 criteria	Overlapping & shared parking reductions allowed; Reciprocal parking agreement would allow for shared parking and a reduction	NA	NA	NA	NA	Combine parking space reductions for facilities only allowed by Board of Adjustment review	Allowed if dissimilar uses and demand parking does not conflict, upon authorization from Planning Comm req maximum number parking spaces for larger use. Similar adj uses may be provided as long as total off-street spaces equal to min req for each indiv use. Covenant may be req and filed with City.
<b>Determin of req's not listed</b>	Determined by site plan approval by Planning Commission and City Council relying on similar uses listed in this Chapter and verifying parking need requirements	NA	See Ogden City Code 15-12-3 B. regarding criteria to identify appropriate parking ratios for non-listed uses	Determined by planning commission based on intensity of use by motor vehicles	Determined by site plan approval by Planning Commission and City Council relying on similar uses listed in this Chapter and verifying parking need requirements	Determined by community development director with appeal to the planning commission	NA	Assigned by the Planning Director and approved by Planning Commission being guided by reqs set forth herein for use similar to proposed use	Most nearly similar use comparison reqs applied. Planning Comm shall determine which listed use is most nearly similar. If not similar use found, Planning Comm, in consultation with developer determines parking reqs.
						* Does have definitions of "Usable area" and the term "seat" in North Ogden City Code 11-17-4 B.			

# Riverdale City

## Chapter 15 PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

### 10-15-1: PURPOSE AND INTENT:

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

### 10-15-2: PARKING SPACE FOR DWELLINGS:

In all zones there shall be provided the following number of parking spaces:

- A. For a single-family dwelling, two (2) parking spaces.
- B. For a two-family dwelling, four (4) spaces.
- C. For a three-family dwelling, six (6) parking spaces.
- D. For a four-family dwelling, eight (8) parking spaces.
- E. For other multiple-family dwellings:
  - 1. Standard multiple-family dwelling, one and three-fourths ( $1\frac{3}{4}$ ) parking spaces per dwelling unit;
  - 2. Multiple-family dwelling designed to accommodate exclusively bachelor and/or bachelorette (presence of resident manager does not make this type a standard

multiple-family dwelling), one parking space for each person in each unit. Building permit will stipulate maximum number of persons per unit and number and type of unit;

3. Housing exclusively for elderly and/or handicapped, one parking space per unit.

F. If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

G. In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit. (Ord. 819, 10-2-2012)

### 10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.

Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, private	2 spaces per 3 student capacity, plus 1 space per staff member.
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.

Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.

Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

#### **10-15-4: COMPUTATION OF PARKING REQUIREMENTS:**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ( $\frac{1}{2}$ ) shall be disregarded, and fractions including one-half ( $\frac{1}{2}$ ) and over shall require one parking space. (1985 Code § 19-4-4)

#### **10-15-5: PARKING LOT DESIGN AND MAINTENANCE:**

A. Location: Parking space as required in sections 10-15-2 and 10-15-3 of this chapter shall be on the same lot with the main building or in the case of buildings other than dwellings, may be located no further than five hundred feet (500') therefrom.

- B. Surface; Drainage: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the building inspector, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
- C. Access: Access across and over the required front yard is allowed to the side yard or rear yards. In the case of multiple-family dwellings, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.
- D. Design, Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:
1. Each parking space shall encompass not less than one hundred eighty (180) square feet, with a minimum width of nine feet (9'), the width being measured at a right angle to the side lines of the parking space.
  2. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access strip shall be as follows based on the number of units to be served:
    - a. Up to and including four (4) dwelling units, sixteen feet (16');
    - b. From five (5) to eleven (11) dwelling units, one 24-foot two-way access strip or two (2) 16-foot one-way access rights of way;
    - c. Twelve (12) or more dwelling units, one 36-foot two-way access strip, or two (2) 18-foot one-way access strips;
    - d. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
  3. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fences not less than four feet (4') nor more than seven feet (7') high, except that some type of hedge-row shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than seven feet (7') high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot

fences or hedge row plantings shall maintain height requirements of their respective zones and shall be compatible with the requirements of section 10-14-7 of this title.

4. Lighting and signs shall conform to the requirements set forth in this title.
5. Parking spaces for dwellings will be located on the same lot with the dwelling. (1985 Code § 19-4-5)

#### **10-15-6: OFF STREET TRUCK LOADING SPACE:**

On the same premises with every building or use involved in the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes. (1985 Code § 19-4-6)

#### **10-15-7: BUSINESSES REQUIRING MOTOR VEHICLE ACCESS:**

Service stations, roadside stands, public parking lots and all other business needing motor vehicle access shall meet the following requirements:

- A. Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) said approaches shall be closer to each other than twelve feet (12'); each of said approaches shall be not more than fifty feet (50') in width. Location of approaches shall be as approved by the planning commission as part of the site plan; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.
- B. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street. (1985 Code § 19-4-7)

**10-15-8: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES:**

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (1985 Code § 19-4-8)

OFF-STREET PARKING AND LOADING

Section 1901—Purpose:

The purpose of off-street parking requirements is to promote traffic/pedestrian safety and efficiency and to minimize hard surfaced areas to reduce storm water run-off and visual impacts while providing adequate parking sufficient to support the associated use or activity.

Section 1902—General Provisions:

- 1) Off-street parking spaces shall be provided, meeting the requirements of this Chapter, for all new buildings constructed, all additions or enlargements to an existing building, the establishment of any new use, or the expansion of any existing use.
- 2) If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off street parking spaces and areas must comply with the requirements of this Chapter, as applicable.
- 3) Required off street parking spaces and areas shall not be used for the repair of motor vehicles, or the display or sale of goods and services, unless authorized by a temporary use permit approval, as provided herein.
- 4) No off street parking area shall be used for the overnight occupancy of any vehicle including motor homes, campers, or trailers.
- 5) Oil separators and other pollution control devices may be required as part of Site Plan approval, as recommended by the City Engineer, and approved by the Commission or Council as part of Site Plan approval.
- 6) No sidewalk, trail, or required landscape area shall be used for the off-street parking of any vehicle(s), or as a loading area.
- 7) Off street parking is prohibited in all fire lanes or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the City Engineer.

Section 1903—Access Requirements:

- 1) All ingress and egress locations from an adjacent road or street to any off street parking areas, including curb cuts, drive approaches, or other accesses, shall be approved by the City, County, or the Utah Department of Transportation, as applicable.
- 2) For all lots proposed for commercial, industrial, multiple-family, or use, other than single-family dwellings, the location and dimension of all driveways shall be as approved by the Commission or Council with Site Plan Application approval.

Section 1904—Combination of Uses:

Where there is a combination of uses on the same lot, the total number of off street parking spaces provided shall be the sum of the off street parking requirements for each individual use. The total number of spaces required may be reduced if the Commission or Council, as part of Site Plan approval, approves a parking study, conducted by a professional traffic engineer, demonstrating that a reduction in the amount of required off street parking spaces is appropriate, with shared parking possible by the nature of the uses proposed.

Section 1905—Required Adjoining Lot Connections:

Interconnections between adjoining parking lots, located on adjoining lots, shall be required by the Commission or Council, as part of Site Plan approval, as may be necessary and appropriate to promote efficiency, convenience and safety of vehicle movements. Permanent cross-access and maintenance agreements, as may be required by the Council, shall be provided, prior to Site Plan approval.

Section 1906—Location of Required Off-Street Parking:

All required off street parking spaces shall be located on the same lot as the building or use it serves, except required off street parking spaces may be allowed on a separate lot that is within five hundred (500) feet of the building or use it serves, provided the two (2) lots are not separated by any major street and a non-revocable written parking agreement is in place prior to Site Plan approval.

Section 1907—Maintenance of Parking Spaces and Areas:

Every parcel of land used as a public or private off street parking area shall be constructed and maintained in compliance with the following requirements:

- 1) **Surfacing.** All off street parking areas shall be surfaced with a surface adequate in relation to location and use. Parking areas serving a high volume of traffic shall be concrete or asphalt. Storm water drainage system shall be provided for all off street parking areas, as required by the City Engineer. If storm water is to be carried to adjacent streets, adequate detention shall be required to meet City requirements, and it shall be piped under all sidewalks.
- 2) **Screening.** The sides and rear of any off street parking area that adjoins a residential zone shall be screened by a masonry wall or solid visual barrier fence not less than four (4) feet, or more than eight (8) feet in height, as required for Site Plan Application approval.
- 3) **Landscaping.** All off street parking areas shall be landscaped and permanently maintained as required by Chapter 18.
- 4) The construction and dimension of all off street parking and loading areas shall meet the requirements for off street parking and loading spaces, as adopted by the City, or recommended by the City Engineer. The minimum dimension of all off-street parking spaces, other than parallel parking spaces, shall consist of rectangular areas not less than nine (9) feet wide by twenty (20) feet long. Parallel parking spaces shall consist of a rectangle not less than nine (9) feet wide by twenty-five (25) feet long.
- 5) Traffic control signs and/or striping shall be provided, as adopted by the City, or recommended by the City Engineer, as necessary to minimize vehicular and pedestrian conflicts.
- 6) All off street parking and loading areas shall be maintained as required by the off street parking area standards of the City.

Section 1908—Required Off-Street Parking:

The number of off street parking spaces provided shall comply with Table 19-1, Table of Off-Street Parking Requirements.

Table 19-1  
Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Dwelling, Single-Family Dwelling, Two-Family	2 spaces, side by side. Parking spaces shall not be within the required front or side setback.
Dwelling, Multiple-Family	2 spaces per unit, one (1) space of which shall be covered. Plus .5 for each unit for guest parking. Parking spaces shall not be located within the required front or side setback.
Automotive Self-Service Station	One (1) parking space for each three hundred (300) square feet of gross floor area
Bank, Credit Union or other Financial Institution	One (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Car Wash	One-half (0.5) spaces plus two (2) stacking spaces per each wash bay/facility, excluding any spaces located in the wash bay/wash facility
Church	As approved with Site Plan approval, dependent on the type and nature of the church facility
Commercial Recreation (Outdoor) Commercial Recreation (Indoor)	One (1) parking space for each three (3) persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Zoning Administrator
Contractor's Office	One (1) space for four hundred (400) square feet of gross floor area
Convenience Store	1 space for each three hundred fifty (350) square feet of gross floor area plus two (2) spaces per each gasoline pump provided. Drive through/drive up facilities must meet the requirements of this Section.

Use	Minimum Off-Street Parking Requirements
Day Care Center/Assisted Care Center	One (1) parking space for each staff member plus one (1) space for each eight (8) attendees/patients
Educational Facility	As approved with Site Plan approval, dependent on the type and nature of the educational facility
Emergency Care Facility Medical and Dental Clinic	One (1) space for each two hundred (200) square feet of gross floor area
Golf Course	Four (4) spaces per green
Hospital	One (1) parking space for each patient bed
Hotel/Motel	One (1) space for each sleeping unit plus one (1) space for each employee on the regular shift
Manufacturing, Major and Minor	One (1) space for each person employed during regular working hours, plus one (1) space for each company owned vehicle
Mortuary, Funeral Home	One (1) parking space for each four (4) fixed seats in the assembly area, plus one (1) per each commercial funeral vehicle
Nursing Home, Convalescent Care Center	One (1) parking space for each two (2) patient beds
Personal Services	One (1) space for each person employed during regular working hours plus one (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Professional Offices	One (1) space for each four hundred (400) square feet of gross floor area, Offices and clinics for physicians, dentists, or similar health care professionals are required to meet the off street parking requirements for Medical and Dental Clinics
Public Uses and Utilities	As approved by the City Council with Site Plan approval, dependent on the type and nature of the facility
Reception Hall, Reception Center	One (1) parking space for each four (4) fixed seats in the assembly area, or one (1) space for each two hundred (200) square feet of gross floor area, whichever is less

Use	Minimum Off-Street Parking Requirements
Residential Facility for Elderly Persons	Two (2) spaces plus one (1) for each 2 employees during regular hours
Residential Facility for Persons with a Disability Residential Facility for Persons with a Disability (Substance Abuse Facility located within 500 feet of a School)	One (1) for each four (4) residents plus one (1) each two (2) employees during regular hours
Restaurant	1 space for each four (4) seats or one (1) space for each one hundred (100) square feet of gross floor area, whichever is less. Drive through/drive up facilities must meet the requirements of this Section.
Retail Sales and Services, Regional and Community	One (1) space for each three hundred (300) square feet of gross floor area
Temporary Use	As approved by the Zoning Administrator with Site Plan approval, dependent on the type and nature of the facility
Warehousing,	One (1) space for each one thousand (1000) square feet of gross warehousing floor area

3.33 to stalls  
1,000sf

Section 1909—Drive Through/Drive Up Facility:

If a drive through or drive up facility is provided with any use listed in Table 19-1, one (1) space located at the facility plus a minimum of sixty (60) feet of stacking area to accommodate the stacking of three (3) vehicles in the drive through/drive up lane is required.

Section 1910—Number of Required Off-Street Parking Spaces:

The number of required off street parking spaces shall be provided as required by Table 19-1, complying with the following:

- 1) Fractional Amount. In calculating the total number of required off street parking spaces, fractional amounts shall be rounded to the nearest whole number (xx shall be rounded to the next highest number).

- 2) Unspecified Uses. The Zoning Administrator, based on the requirements for similar uses, shall determine the off street parking requirements for any use not specifically listed.

Section 1911—Disabled Persons Parking:

Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act. Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disabilities Act, and located as close as practical to an accessible entrance to the building. The sign must be placed so that a vehicle parked in that space does not obscure it. The striping specifications for accessible parking spaces shall comply with the Americans with Disabilities Act.

Section 1912—Reduction of Off-Street Parking Requirements:

Requests to reduce off street parking requirement(s) or reduce parking space size may be granted by the Commission or Council, with Site Plan Application approval, if the applicant shows:

- 1) A unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated, or
- 2) A reduced number of off street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

Section 1913—Off-Street Loading Requirements:

Every building or use receiving or distributing materials or merchandise by truck, shall provide and maintain on the same lot as the building or use adequate off-street loading space(s) meeting the minimum requirements of this Section. No loading space(s) shall be considered as meeting any requirements for off street parking.

Total Gross Floor Area of Building	Number of Loading Spaces Required
Less than 30,000 square feet	1
30,000 to 80,000 square feet	2

Section 1914—Location of Loading Spaces:

No required off street loading spaces shall be permitted in any front yard or in any street side yard. All loading spaces shall be screened from view from any road or street. Off-street loading spaces are encouraged to be located in rear yard areas, and encouraged to be partially or entirely enclosed within a building. The location of all loading areas shall not interfere with parking lot circulation patterns.

Section 1915—Size of Loading Spaces:

All required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty (50) feet, and a minimum height of fourteen (14) feet.

Ogden City  
Chapter 12 - Parking and Loading Space, etc.

**15-12-1: PROVISION, APPLICABILITY AND MAINTENANCE;  
RESPONSIBILITY OF OWNER OR OPERATOR:**

Off street parking shall be provided with any use generating demand for parking according to this chapter. Owners or operators of property shall maintain attractive and convenient parking, ample area for fire lanes, maneuvering, snow storage, retention of drainage, landscaping and public safety. "Provide and maintain" also means that the off street parking area shall remain free from deterioration, chuckholes, and weeds.

(Ord. 99-38, 10-19-1999)

**15-12-2: PROCEDURE AND ADMINISTRATION:**

- A. Development of a land use on a parcel of property shall require parking to be in place. The design and location of the parking areas shall be in compliance with the terms of this section. The proposed method of complying with this section shall be indicated on all plans required to be submitted to the city as a part of an application and on any site development plan submitted for a building permit.
- B. When any addition to or enlargement of an existing building or use increases the building or the developed area of the use or the parking requirements of the building or structure, the parking requirements of this code must be met. Moreover, if the addition, enlargement, or change in use increases the building or the developed area of the use, or the required parking by twenty percent (20%) or more, then the parking for the entire building shall be brought into conformance with all requirements of this code, including required number of spaces, access, landscaping, lighting, screening, and other applicable standards.
- C. Any change in the use of a building or lot which increases the off street parking as required under this code, shall be unlawful and a violation of this code until such time as the off street parking complies with the provisions of this code.
- D. Nothing in this code shall be deemed to deprive the owners or operators of property generating a need for parking the right to maintain control over such property devoted to off street parking not inconsistent with this code or to charge whatever fees they deem appropriate to off street parking users.

(Ord. 99-38, 10-19-1999)

**15-12-3: NUMBER OF PARKING SPACES REQUIRED:**

A. Requirements: All uses shall provide the number of off street parking spaces listed below. Buildings with more than one use shall provide parking required for each use.

Use	Number Of Spaces Required
Dwelling units:	
Single-family	2 side by side parking spaces. If more than 2 domestic staff are employed on a regular basis on the premises of a dwelling or other residential facility, 1 additional parking stall is required for each staff person over 2. If such domestic staff are employed on a shift basis, and no more than 2 staff persons are at the residence during any 1 shift, then no additional parking shall be required
2 to 4 units	2 side by side parking spaces for each dwelling unit
More than 4 units	2 stalls per unit except in the CBD and properties within 660 feet (1 block) of the CBD or mass transit stops/stations, then 1.5 stalls per unit
Multiple-unit housing for seniors	1 space per unit for the first 30 units, 0.75 space per elderly unit for the next 20 units, and 0.5 space per unit for each unit in excess of 50 in the development
Group living:	
Assisted living facility	1 stall per 3 bed capacity
Bed and breakfast	2 stalls for dwelling, plus 1 stall per guestroom
Boarding house	0.75 stall per person to whom a room is rented
Nursing homes	1 stall per 2.5 bed capacity
Protective housing facility	1 stall per 500 square feet of building
Rehabilitation treatment facility	1 stall per 400 square feet of floor area
Retirement home	

		1 space per unit for the first 30 units, 0.75 space per elderly unit for the next 20 units, and 0.5 space per unit for each unit in excess of 50 in the development
	Sororities, fraternities	1 stall per 2 beds
	Transitional housing facility	1 stall per bedroom
Commercial:		
	Automobile service, repair and sales:	
	Auto repair or body shop	6 stalls per repair bay of which 4 stalls per bay may park tandem
	Automobile sales	1 stall per 100 square feet of office area
	Car wash, full service	5 stalls per bay plus required stacking spaces
	Car wash, self-service	3 stacking spaces in front of each bay
	Convenience store	1 stall per 200 square feet of floor area plus stacking for drive-up window
	Gun range	2 stalls per firing station plus 1 stall per employee
	Service station, auto lube center	2 stalls per service bay plus required stacking spaces
Retail, entertainment and office:		
	Banks (including branch and drive-through)	1 stall per 300 square feet plus required stacking space for drive-through
	Dining and drinking establishments (including taverns, private clubs)	1 stall per 75 square feet of building
	If dancing and/or entertainment is provided	1 stall per 50 square feet of building
	Funeral home, mortuaries and crematoriums	1 stall per 300 square feet of building
	General commercial and retail sales	1 stall per 300 square feet plus requirement for storage areas listed above
	Health and athletic clubs, aerobics, recreational amusement, and entertainment facilities	1 stall per 125 square feet of building

	Hotels and motels	1 stall per room
	Medical offices, clinics	1 stall per 150 square feet of building
	Office (including finance, real estate, business professional offices, and telecommunication facilities with employees)	1 stall per 300 square feet of building plus 1 space for each company owned vehicle
	Rental with on site warehouse storage	1 stall per 1,000 square feet for the first 10,000 square feet then 1 stall per 10,000 square feet for the remaining area
	Restaurants:	
	Fast food with drive-through	1 space per 75 square feet of building but not less than 5 stalls plus required stacking
	Serving food and beverages for consumption inside a building	1 space per 100 square feet of building
	Stadiums or arenas	1 stall per 5 fixed seats
	Theaters	1 stall per 40 square feet of gross floor area in the main seating area
	Public, quasi-public and institutional:	
	Adult daycare	1 stall per each employee, plus 1 space per 5 clients
	Community correctional facility (e.g., jail, youth detention, prison)	1 stall per 5 bed capacity
	Community service facilities (e.g., post office, courts, community health building). All other community service facilities shall be determined by the city based on an analysis of parking requirements for similar uses or on anticipated parking demands	1 stall per 250 square feet of building
	Daycare or nursery	1 stall per each employee, plus 1 space per 5 children
	Hospitals	1 stall per 2 bed capacity
	Library, museum or gallery	1 stall per 300 square feet of building
	Places of worship	

		1 stall per 40 square feet in primary meeting room
	Public assembly and civic association halls (includes all facilities used for receptions and conventions)	1 stall per 40 square feet of gross floor area in the primary meeting room or assembly area
	Schools:	
	Grades K-9	2 stalls per classroom
	High schools	10 stalls per classroom
	School auditoriums	1 stall per 40 square feet in auditorium
	Public or private college or trade or vocational school	1 stall per 500 square feet of building
	Housing associated with schools	Number of stalls for type of school plus 1 stall per 2 beds
	Utilities	1 stall per 300 square feet of office area plus 1 stall for each company vehicle
	Manufacturing and industrial uses:	
	Contractors' yards, business services	1 stall per 500 square feet of building
	Junk or salvage yards, recycling or processing centers, and towing or impound lots	1 stall per employee; minimum of 4 stalls for customers
	Laboratories and research and development	1 stall per 300 square feet
	Manufacturing, processing or assembly	1 stall per 500 square feet of building
	Self-service storage facilities	1 stall per 5,000 square feet of building
	Sheltered workshop	1 stall per 1,000 square feet of work area
	Warehouse with freight movement	1 stall per employee
	Wholesale sales	1 stall per 500 square feet of sales area

B. Determination Of Requirements For Uses Not Listed: Off street parking and loading spaces for all land uses not herein specified shall be in accord with probable estimates of need based on an analysis of parking requirements for similar uses or on anticipated parking demands and shall be determined by the director after study and recommendation which should include all relevant factors, including, but not limited to:

1. Vehicle occupancy studies;
2. Comparable requirements from other relevant municipalities;
3. Requirements of comparable uses listed in this chapter;
4. Suitable and adequate means will exist for provision of public, community, group or common facilities;
5. Provision of adequate loading facilities and for a system for distribution and pick up of goods;
6. Use is in the interest of the area to be affected and in the interests of the city at large;
7. Use will not be detrimental to adjacent properties or improvements in the vicinity to the area; and
8. That the proposed use will not confer any special privilege or benefit on the properties or improvements in the area, which privilege or benefit is not conferred upon similarly situated properties elsewhere in the city.

(Ord. 2015-23, 5-26-2015)

**15-12-4: HANDICAP PARKING REQUIREMENTS:**

A. Designation Of Spaces: The required number of parking spaces designated for the handicapped shall be provided according to this section. The spaces required by this section shall be allocated from the required parking stalls of this chapter. In no way does this designation apply to single-family homes.

B. Required Spaces: The required number of parking spaces intended for the physically handicapped shall be provided at a rate based on the following:

	Minimum Required Number Of Accessible Spaces
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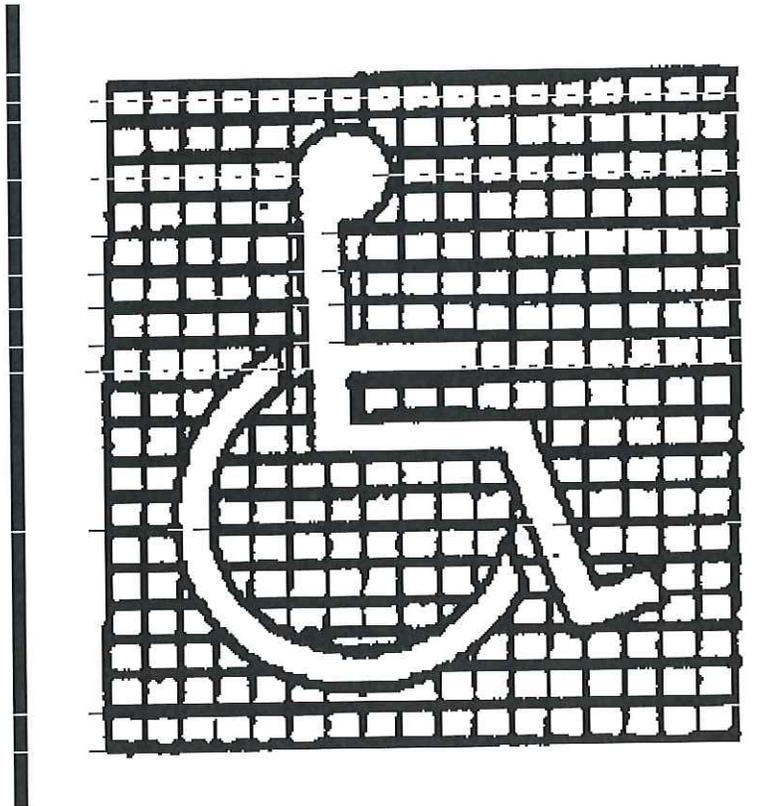
Total Parking Spaces In Lot Or Garage	
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1,000	2 percent of total spaces
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000

Notwithstanding the chart above, medical offices shall provide ten percent (10%) of their parking spaces as accessible parking, hospitals shall provide twenty percent (20%) of their parking spaces as accessible parking and apartment buildings shall provide two percent (2%) of their parking spaces as accessible parking. The required spaces shall be located to provide the least travel distance to accessible facilities served. They shall be located, where feasible, to allow those parking in the spaces to access the associated building without crossing vehicle traffic area. The distance between the most remote principal entrance of a building and any one space shall not exceed two hundred feet (200').

C. Size: Required spaces shall be not less than eight feet (8') wide and shall have an adjacent access aisle not less than eight feet (8') wide for the first access aisle then five feet (5') wide for each additional stall aisle. Two (2) adjacent spaces may share a common access aisle. Such aisles shall provide an accessible route of travel to the building or facility entrance. Boundaries of the required parking spaces and aisles shall be marked to identify the use of such spaces.

D. Signage: Every parking space required by this section shall be identified by a sign centered from three (3) to five feet (5') above the ground at the head of the required space. The sign shall be marked with the international symbol of access. Such signage

shall not be less than twelve inches (12") in height. The symbol shall be proportioned according to the figure below. The lettering shall be not less than one inch (1") nor more than two inches (2") in height and shall be on a background of contrasting value.



E. Surface: Parking spaces and access aisles shall slope not more than one inch (1") in forty eight inches (48") and shall be firm, stable, smooth and slip resistant.

(Ord. 99-38, 10-19-1999)

### **15-12-5: CALCULATIONS OF PARKING SPACE REQUIREMENTS:**

A. When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ( $1/2$ ) shall be disregarded, and fractions including one-half ( $1/2$ ) and over shall require one parking space. The off-street parking space required for two (2) or more uses shall be the sum of the standards of all the various uses.

B. Unless otherwise noted in section [15-12-3](#) of this chapter floor areas used in calculating the required number of parking spaces shall be gross floor areas of the building calculated from the exterior outside wall without regard to specific inside use(s). In mixed use facilities calculations shall be based on gross square footage of each identifiable use within the building and the total square footage of each identifiable use shall be the same as the gross floor area calculated from outside wall to outside wall.

(Ord. 99-38, 10-19-1999)

### **15-12-6: STACKING SPACE FOR DRIVE-THROUGHS, PARKING ATTENDANTS OR PAID PARKING COLLECTION DEVICES:**

A. Requirements: The applicant's plans shall show the location, size and dimensions of all such facilities. The plans shall follow the stacking space schedule and shall demonstrate that such facilities will not result in the stacking of vehicles on public rights of way, and that an adequate area is reserved for the safe transfer of the motor vehicle between any parking attendant or valet and the driver of the vehicle. In no event shall parking attendants, paid parking collection devices, drive-throughs or areas associated with such uses be located in a public street or right of way, or interfere with vehicular or pedestrian traffic on a public street, sidewalk or other right of way.

1. Drive-through facilities shall be located in side or rear locations that do not interrupt direct pedestrian access along connecting pedestrian frontage.
2. The length of stacking spaces shall be twenty feet (20').

B. Stacking Space Schedule:

Use	Minimum Number Of Stacking Spaces	Measured From
Bank teller lane	4	Teller or window
Automated teller machine	3	Teller
Restaurant drive-through	8	Order box
	6	Entrance

Car wash stall, automatic		
Car wash stall, self-service	3	Entrance
Attended parking lot or structure	3	Attendant
Automated pay-for-parking lot or structure	3	Ticket disbursement machine
Gasoline pump	3	Each end of pump island
Other		Determined by the city of Ogden's community and economic development director

(Ord. 99-38, 10-19-1999; amd. Ord. 2001-32, 6-5-2001, eff. 6-30-2001)

### **15-12-7: OVERLAPPING AND SHARED PARKING REDUCTIONS:**

- A. Overlapping Parking: The use of one parking stall for two (2) uses on separate lots in a commercial or manufacturing zone is allowed if:
1. Both uses are nonresidential.
  2. Either use is no further than five hundred feet (500') from the parking area measured from property line to property line.
  3. It can be established the uses characteristically result in peak accumulations of parked vehicles at different hours, days or seasons.
  4. Appropriate signage is posted in the parking lot and building which states the location of the parking.
  5. All participating parties enter into a signed written agreement which shall be recorded with the participating properties at the Weber County recorder's office and copy of such recorded document filed with the community development department. The document shall state the hours of operation for each use, and the number and location of stalls which will overlap. If at any time the agreement lapses, the businesses shall provide sufficient individual parking to meet the ordinance requirements.
  6. In addition to the preceding provisions, schools, churches and public buildings in residential zones may allow shared parking arrangements, as a permitted use, with

commercial or manufacturing uses in another zone provided that such uses either face across the street or are adjacent to the use which is sharing the parking.

B. Shared Parking: Shared parking (the use of 1 stall for more than 2 uses on the same lot as the parking space) in a commercial or manufacturing zone is allowed if it can be established the uses characteristically result in peak accumulations of parked vehicles at different hours, days or seasons.

C. Parking Reduction: Parking reduction of ten percent (10%) of the required parking for more than two (2) uses on the same lot is allowed if it can be shown that there are mixed parking demand uses, (e.g., residential and retail, office and retail, residential and office, restaurant and office) or the number of commercial uses exceeds ten (10) individual businesses on the lot.

(Ord. 99-38, 10-19-1999)

## **17.52 Parking And Loading Space**

17.52.010 Purpose And Intent

17.52.020 Parking Space For Dwellings

17.52.030 Off Street Parking Space Requirements

17.52.040 Computation Of Parking Requirements

17.52.050 Parking Lot Location And Standards

17.52.060 Off Street Truck Loading Space

17.52.070 Businesses Requiring Automobile Access

17.52.080 Vehicular Traffic To Commercial Or Manufacturing Zones

### **17.52.010 Purpose And Intent**

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing promote the safety and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles.

*Adopted by Ord. 06-04 on 5/16/2006*

### **17.52.020 Parking Space For Dwellings**

In all zones there shall be provided a private garage/carport or in an area properly located for the future garage:

- A. For a single-family dwelling, two (2) side by side parking spaces;
- B. For a two-family dwelling, four (4) side by side parking spaces;
- C. For a three-family dwelling, six (6) parking spaces;
- D. For a four-family dwelling, eight (8) parking spaces;
- E. For a multiple-family dwelling:
  - 1. Standard multiple-family dwelling, two (2) parking spaces per family dwelling unit,
  - 2. Multiple-family dwelling designed to accommodate exclusively bachelors and/or bachelorettes (presence of a resident manager does not make this type a standard multiple-family dwelling), one parking space for each person in each unit. The building permit will stipulate the maximum number of persons per unit and the number and type of units,
  - 3. Housing exclusively for the elderly and/or handicapped, one parking space per unit. The building permit will stipulate the type of unit and required parking spaces.
- F. If any dwelling unit is increased by the occupant after the original permit is issued, the parking requirements shall reflect that increase.

- G. In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. "Paying guests" refers to the rental of sleeping rooms within the dwelling unit.

*Adopted by Ord. 06-04 on 5/16/2006*

### **17.52.030 Off Street Parking Space Requirements**

Off street parking spaces shall be in accordance with this section for new buildings or for any enlargement or increase in seating capacity, floor areas or guestrooms or any existing building parking spaces shall be provided as follows:

- A. Banks, Credit Unions And Financial Institutions: Banks, credit unions and financial institutions require one space for every three hundred (300) square feet of gross floor area.
- B. Churches, Lodges, Libraries And Places Of Public Assembly: Churches, lodges, libraries and places of public assembly require one space for every three (3) fixed seats, or for every three (3) persons allowed under the maximum capacity established by the occupancy load where there are no fixed seats, in the main place of assembly or when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
- C. Garages And Repair Shops: Garages and repair shops require one space for every three hundred (300) square feet of gross floor area. Spaces inside a garage may be counted toward meeting the requirement.
- D. Hospitals: Hospitals require one and one-half (1 1/2) spaces for each bed.
- E. Manufacturing Or Assembly Plants And Wholesale Warehouses Or Industrial Facilities: Manufacturing or assembly plants and wholesale warehouses require one space for each employee on a maximum shift plus three (3) additional spaces, or, when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
- F. Mobile Home Parks: Mobile home parks require two (2) spaces for each mobile home space plus one recreational vehicle parking space for every five (5) mobile homes in parks where recreational vehicles or boats are allowed. These spaces can be constructed in tandem.
- G. Mortuaries: Mortuaries require one space for every five (5) seats, or one space for every thirty five (35) square feet in assembly rooms where seating is not fixed.
- H. Motels And Hotels: Motels and hotels require one space for each sleeping room or dwelling unit, plus one per every five hundred (500) square feet of common area.
- I. Office Buildings:
  - 1. General business and professional offices, one space for every three hundred (300) square feet of gross floor area;
  - 2. Medical-dental offices and clinics, one space per doctor and each employee, plus one space per individual examining room or one space for every one

hundred (100) square feet of gross floor area where the number of examining rooms is unknown.

J. Recreational Uses And Facilities: Recreational uses and facilities require:

1. Bowling alleys, five (5) spaces per lane.
2. Amusement centers, twenty five (25) spaces per one thousand (1,000) square feet of gross floor area.
3. Golf courses, ten (10) spaces per hole plus one space per thirty five (35) square feet of public assembly areas and one space per two hundred fifty (250) square feet gross floor area for related uses.
4. Health clubs, one space per every one hundred (100) gross square feet.
5. Stadiums, one space for every three (3) seats.
6. Public swimming pools, one space per one hundred (100) gross square feet.

K. Rest Or Nursing Homes: Rest or nursing homes require one space for each employee on a maximum shift, plus one space for every eight (8) beds or one space for every one hundred (100) square feet of gross floor area where the number of rooms is unknown.

L. Restaurants And Bars: Restaurants and bars require one space for every four (4) seats or four (4) persons allowed under the maximum capacity established by the occupancy load where the seating capacity is not fixed or one space for every one hundred (100) square feet of gross floor area where the number of seats is unknown.

M. Retail Stores And Service Establishments: Retail stores and service establishments require one space for every two hundred (200) square feet of gross floor area.

N. Schools:

1. Elementary, two (2) spaces for each classroom and one space per faculty member.
2. High schools and trade schools, one space for every five (5) seats and one space per faculty member.
3. Colleges, one space for every three (3) seats and one space per faculty member.

O. Shopping Centers And Flea Markets:

1. Neighborhood shopping centers, six (6) spaces per one thousand (1,000) square feet of gross floor area.
2. Community and regional shopping centers, eight (8) spaces per one thousand (1,000) square feet of gross floor area.
3. Flea markets, eight (8) spaces per one thousand (1,000) square feet of indoor or outdoor sales area.

P. Theaters: Theaters require one space for every three (3) seats.

- Q. Combined Uses: Where there is a combination of uses on a lot, the required number of parking spaces shall be the sum of that found for each use.
- R. Uses Not Specified: All other uses not set forth in this chapter shall be determined by the planning commission based on the intensity of use by motor vehicles.
- S. Vehicle Sales: Vehicle sales establishments require one space for each employee on a maximum shift, plus one customer parking space per every ten (10) vehicles for sale.
- T. Daycares And Preschools: Daycares and preschools require two (2) available on site parking spaces (provided for dropoff and pick up) when caring for one to six (6) children. When caring for seven (7) to twelve (12) children there must be an additional two (2) parking spaces "side by side". The caregiver and employee vehicles cannot be parked on the street. The location of the parking must be approved by staff. When the amount of children exceeds twelve (12) the number of parking spaces shall comply with subsection N, "Schools", of this section.

*Adopted by Ord. 06-04 on 5/16/2006*

#### **17.52.040 Computation Of Parking Requirements**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space.

*Adopted by Ord. 06-04 on 5/16/2006*

#### **17.52.050 Parking Lot Location And Standards**

- A. Parking Lot Location: Parking spaces as required in this chapter shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than five hundred feet (500') therefrom.
- B. Public Parking Lot Standards: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the public works supervisor or his agent, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas, at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
- C. Maximum Yard Area To Be Used For Parking And Vehicle Access: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it

is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.

- D. Additional Provisions: The design of off street parking facilities shall be subject to the following provisions:
1. Each parking space shall encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle from the side line of the parking space.
  2. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access right of way shall be as follows, based on the number of units to be served:
    - a. Up to and including four (4) dwelling units, twenty feet (20');
    - b. Five (5) or more dwelling units, one 24-foot, two-way access right of way;
    - c. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
  3. All commercial or multi-family off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or screened fence not less than five feet (5') or more than six feet (6') high. Front yard and corner lot fences or planting shall maintain height restrictions as provided in section 17.44.130 of this title.
  4. Parking requirements for dwellings will be located on the same lot with the dwelling.
  5. All parking stalls shall be striped. Exception: A private garage or parking area for the exclusive use of a single-family dwelling.
  6. The maximum slope of any driveway or ramp shall not exceed twenty percent (20%). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.
  7. Each required parking stall shall be individually and easily accessed. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than two (2) dwelling units or other than residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

*Adopted by Ord. 06-04 on 5/16/2006*

**17.52.060 Off Street Truck Loading Space**

On the same premises with every building for distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading or unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a twelve foot by twenty five foot (12' x 25') loading space, with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes.

*Adopted by Ord. 06-04 on 5/16/2006*

**17.52.070 Businesses Requiring Automobile Access**

Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the following requirements:

- A. Access to the station or other structure or parking lot shall be by not more than one 36-foot wide roadway for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) such roadways shall be less than thirty four feet (34') and no such roadway shall be closer than forty feet (40') to the point of intersection of any street corner or not closer than the required side yard setback for the zone in which it is located.
- B. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street, provided that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering such street.

*Adopted by Ord. 06-04 on 5/16/2006*

**17.52.080 Vehicular Traffic To Commercial Or Manufacturing Zones**

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones.

*Adopted by Ord. 06-04 on 5/16/2006*

## Chapter 17

# PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS REGULATIONS

### 10-17-1: PURPOSE AND INTENT:

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing promote the safety and well being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (Ord. 673, 1-8-1980)

### 10-17-2: PARKING SPACE FOR DWELLINGS:

- A. Provided Parking Requirements: In all zones there shall be provided in a private garage or in an area properly located for a future garage (see subsection [10-17-5C](#) of this chapter for exception): (Ord. 03-01, 1-7-2003, eff. 1-7-2003)
1. For a single-family dwelling: Two (2) parking spaces.
  2. For a two-family dwelling: Four (4) parking spaces.
  3. For a three-family dwelling: Six (6) parking spaces.
  4. For a four-family dwelling: Seven (7) parking spaces. (Ord. 673, 1-8-1980)
  5. For other multiple-family dwellings:
    - a. One and three-fourths ( $1\frac{3}{4}$ ) parking spaces per unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
    - b. Housing exclusively for seniors, one parking space per unit. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)
- B. Increase: If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

C. Paying Guests: In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit.

D. Access: Parking spaces shall have direct and unblockable access to a driveway and shall not include any space that can only be used by obtaining access through another parking space. (Ord. 673, 1-8-1980)

### 10-17-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units
Assisted living units	1 space per 2 living units
Auditorium	1 space per 5 fixed seats
Auto repair shop	1 space per employee, plus 5 spaces for client use
Bank/credit unions	No less than 30 spaces
Barbershop	2 spaces per staff member
Beautician shop	3 spaces per staff member
Boarding house	3 spaces per 4 persons to whom rooms will be rented
Business office	1 space per employee on highest shift
Cafe	1 space per eating booth and table, plus 1 space per 3 stools
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools
Car wash	4 spaces in approach lane to each wash bay
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff
Church	1 space per 5 fixed seats
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff

Club, private	At least 20 client spaces
Dance hall	1 space per 200 square feet of floor space
Daycare center	1 space per employee, plus 1 space per 10 children
Drive-in food establishment, convenience stores	1 space per 100 square feet of floor space, but not less than 10 spaces
Dry cleaner	1 space per employee, plus 5 spaces for client use
Educational institution (private)	2 spaces per 3 student capacity, plus 1 space per staff member
Employment office	1 space per employee, plus 6 spaces for client use
Financial office	1 space per staff member, plus 3 spaces for client use
Grocery store	1 space per 200 square feet of floor space in building
Hospital	1 space per 2 bed capacity
Hotel	1 space per 2 sleeping units
Insurance/office	1 space per 2 staff members, plus 4 professional spaces for client use
Laboratory	1 space per employee on highest shift
Laundromat	1 space per 3 coin operated machines
Legal office	1 space per professional staff, plus 4 spaces for client use
Library	At least 30 spaces
Liquor store	At least 20 spaces
Lodging house	3 spaces per 4 persons to whom rooms will be rented
Lounge	At least 20 client spaces
Medical/dental office	4 spaces per professional staff, plus 1 space per subordinate staff
Mortuary	At least 30 spaces
Motel	1 space per sleeping or living unit
Museum	At least 30 spaces
Nightclub	At least 20 client spaces
Nursing home	1 space per 2 <sup>1</sup> / <sub>2</sub> bed capacity

Photo studio	At least 6 spaces
Post office	At least 20 client spaces
Professional office	4 spaces per professional staff, plus 1 space per subordinate staff
Real estate office	1 space per 2 employees, plus 4 spaces for client use
Reception center	At least 30 spaces
Recreation center	1 space per 200 square feet of recreation area
Rental establishment	At least 4 client spaces
Residential facilities for persons with a disability	At least 2 spaces
Restaurant	1 <sup>1</sup> / <sub>2</sub> spaces per eating booth or table
Retail store (with drive-up window)	1 space per 200 square feet of floor space in building (plus storage capacity of 4 cars per window on the property)
Sanatorium	1 space per 2 bed capacity
Service repair shop, general	At least 4 client spaces
Stadium	1 space per 5 fixed seats
Tavern	At least 15 spaces
Terminal, transportation	At least 30 spaces
Theater	1 space per 5 fixed seats
Travel agency	1 space per employee, plus 4 spaces for client use
Upholstery shop	1 space per employee, plus 3 spaces for client use
Used car lot	1 space per employee, plus 4 spaces for client use
Warehouse	2 spaces per 3 employees
Wedding	At least 30 spaces
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use
For other uses	Where uses not listed above, the parking requirements shall be established by the planning

commission based upon a reasonable number of spaces for staff and customers and similar requirements of like businesses
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(Ord. 673, 1-8-1980; amd. Ord. 735, 9-11-1985; Ord. 975, 8-5-1998; 2001 Code; Ord. 06-17, 8-16-2006, eff. 8-16-2006; Ord. 15-06, 2-17-2015, eff. 2-17-2015)

#### **10-17-4: COMPUTATION OF PARKING REQUIREMENTS:**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ( $\frac{1}{2}$ ) shall be disregarded, and fractions including one-half ( $\frac{1}{2}$ ) and over shall require one parking space. (Ord. 673, 1-8-1980)

#### **10-17-5: PARKING LOT DESIGN AND MAINTENANCE:**

- A. **Parking Lot Location:** Parking space as required in sections [10-17-2](#) and [10-17-3](#) of this chapter shall be on the same lot with the main building, or in the case of buildings other than dwellings, may be located no farther than five hundred feet (500') therefrom. (Ord. 673, 1-8-1980)
- B. **Parking Lot Standards:** Every parcel of land hereafter used as a parking area, including driveways, shall be paved with an asphalt or concrete surface. Public lots shall have appropriate bumper guards or curbs where needed, as determined by the building official, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowed across pedestrian walkways. (Ord. 09-14, 11-10-2009, eff. 11-10-2009)
- C. **Maximum Yard Area Used For Parking And Vehicle Access Lanes:** For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yard.
1. Exception one: An existing residential use, which is nonconforming because of not satisfying the minimum parking requirement, may provide additional parking in the front yard area for up to two (2) vehicles providing the side yard and/or the rear yard is not

accessible by an eight foot (8') space or larger and if the existing location of public utilities does not otherwise prohibit travel through that area.

2. Exception two: Notwithstanding anything in the foregoing to the contrary, residential lots that have a driveway that is twelve percent (12%) slope or greater may be granted one additional parking space located in the front yard providing the parking space is accessed from the driveway and not part of the street right of way. No additional driveway access is intended unless the parking space is part of a circular drive. Parking space exceptions under this subsection C2 must be approved by the planning commission as a special exception for good cause shown. (Ord. 06-04, 2-7-2006, eff. 2-7-2006)
3. A driveway may be expanded to include the space between the drive and the nearest property line. In addition, for existing dwellings, a drive may be twenty feet (20') wide to include required off street parking if access from the existing drive cannot otherwise provide access to required parking. (Ord. 09-14, 11-10-2009, eff. 11-10-2009)

Any parking space provided under this subsection may not be used for recreational vehicles, boats, unlicensed vehicles, etc. If at any time the residential use needing or utilizing the parking authorized by this exception is abandoned, the parking area must be removed. Any use granted this exception shall have the exception recorded with the county recorder. (Ord. 06-04, 2-7-2006, eff. 2-7-2006)

D. Design And Maintenance: The design and maintenance of off street parking facilities shall be subject to the following provisions:

1. Each parking space shall encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle from the side lines of the parking space.
2. Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right of way shall be as follows, based upon the number of units to be served:
  - a. Up to and including four (4) dwelling units: Sixteen feet (16').
  - b. Five (5) or more dwelling units: One 24-foot two-way access right of way or two (2) 16-foot one-way access rights of way.
  - c. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
3. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet (4'), nor more than six feet (6') high, except that some type of hedgerow shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor

more than six feet (6') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.

4. Lighting and signs shall conform to the requirements set forth in this title.
5. Parking requirements for dwellings will be located on the same lot with the dwelling. (Ord. 673, 1-8-1980)

### **10-17-6: OFF STREET TRUCK LOADING SPACE:**

On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen feet (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of building floor area used for above mentioned purposes, or for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land used for above mentioned purposes. (Ord. 673, 1-8-1980)

### **10-17-7: BUSINESS REQUIRING AUTOMOBILE ACCESS:**

Service stations, roadside stands, public parking lots, and all other business requiring motor vehicle access, shall meet the following requirements:

- A. Number; Dimensions: Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street, no two (2) of said roadways shall be more than thirty four feet (34') in width and shall not be closer than twenty feet (20') to the point of intersection of two (2) property lines or at any street corner; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.
- B. Gasoline Pump Setback: Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining

street may be located not less than fifteen feet (15') from the property line bordering said street. (Ord. 673, 1-8-1980)

**10-17-8: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES:**

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (Ord. 673, 1-8-1980)

# North Ogden

## **11-17: PARKING AND LOADING; TRAFFIC AND ACCESS**

### **11-17-1: PURPOSE AND INTENT**

### **11-17-2: GENERAL REGULATIONS**

### **11-17-3: DESIGN AND LOCATION OF PARKING SPACES**

### **11-17-4: SCHEDULE OF REQUIRED OFF STREET SPACES**

### **11-17-5: BUSINESS REQUIRING AUTOMOBILE ACCESS**

### **11-17-6: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES**

### **11-17-7: OFF STREET LOADING SPACES**

### **11-17-8: SCHEDULE OF LOADING SPACE REQUIREMENTS**

### **11-17-9: ALLEY ABUTMENT**

### **11-17-10: PARKING LOT LANDSCAPING**

### **11-17-1: PURPOSE AND INTENT**

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and, in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles.

*Adopted by Ord. 2002-16 on 10/8/2002*

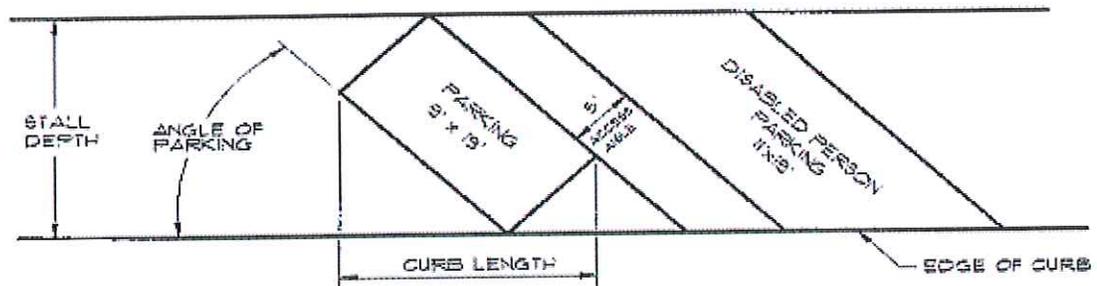
### **11-17-2: GENERAL REGULATIONS**

#### **A. Parking Space Size:**

1. Regular Parking Space: A regular parking space shall mean an area of not less than one hundred seventy one (171) square feet, with a minimum width of nine feet (9'), and minimum depth of nineteen feet (19'), which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.
2. Parking Space For Vehicles Carrying People With Disabilities: A parking space for vehicles carrying persons with disabilities shall mean an area of not less than two hundred nine (209) square feet, with a minimum width of eleven feet (11'), and minimum depth of nineteen feet (19'). In addition to the parking stall, there shall be a five foot (5') wide access aisle adjacent to and on the right side of each parking space. The space shall be specifically designated and used for the parking of an automobile, passenger van or light truck, exclusive of all driveways and accessways, that is designated as a vehicle permitted to park in such a parking space.

- B. Permits: An applicant for site plan review or a building permit must submit plans showing the off street parking required by this chapter. These plans must show

locations, arrangement and dimensions of the off street parking, turning spaces, drives, aisles and ingress and egress, and must be approved by the building inspector. Whenever a permit has been issued in compliance with the requirements of this chapter, subsequent use of the structure, or use of the land is conditioned upon the unqualified availability of off street parking as shown in the approved plans.



#### C. Alterations, Additions And Expansion Of A Business:

1. A new use, addition or alteration of a building shall not be approved if it would create or increase a deficit in the amount or type of off street parking.
2. It is unlawful to reduce the amount of existing parking below the minimum amount or type of parking spaces required by this section without first supplying other spaces as are required.
3. If a building or business is destroyed, and if it is allowed to be reconstructed subject to the provisions of [chapter 15](#) of this title, it shall be required to provide only the number of parking spaces which existed prior to the destruction.
4. If a business expands, it shall, in addition to the parking spaces in existence prior to such expansion, be required to provide only the number and type of additional parking spaces necessitated by the expansion.

D. Parking Garage: All garage or other space allocated for the parking of vehicles within buildings, basements or on roofs of buildings, shall be considered part of the off street parking facilities and may be included as such in computing the parking area requirements.

E. Access: All off street parking shall have access from a public street or alley.

F. Ingress, Egress, Internal Traffic Circulation: Off street parking and loading facilities and pedestrianways shall be designed so as to promote safety and convenience and so that traffic visibility is not obstructed.

G. Berms: Except for the access points, all parking lots shall have berms running along all street frontage. The berms shall be located in the landscaped area between the sidewalk and parking lot pavement. The berms shall not be steeper than one foot (1') vertical for each three (3) horizontal feet of landscaped area and shall not be higher than three feet (3'). The height shall be measured from the top

of the street curb. Off street parking areas serving single-family dwellings, two-family dwellings and churches are excluded from this regulation.

*Adopted by Ord. 2002-16 on 10/8/2002*

### **11-17-3: DESIGN AND LOCATION OF PARKING SPACES**

#### **A. Single-Family Residences, Mobile Homes And Multiple-Family Residences Of Four Or Less Dwelling Units:**

1. Location: Required off street parking shall be located on the same lot or parcel as the use it is intended to serve.
2. Surfacing: All parking spaces, driveways and accessways shall be surfaced with asphaltic concrete, pavement bricks or cement concrete.
3. Driveways: Driveways and accessways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
4. If additional parking of vehicles and trailers takes place, including recreational vehicle parking pads, such parking places shall meet the following standards:
  - a. The dwelling unit has the minimum number of required off street parking spaces as stipulated by section [11-17-4](#) of this chapter.
  - b. The slab is at least eight feet (8') wide, and in the case of corner lots, a maximum of twelve feet (12') wide, and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending more than ten feet (10') forward of the front face of the dwelling. In the case of a corner lot, no vehicle shall be parked in the forty foot (40') sight triangle.
  - c. The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.
  - d. Any slab constructed must remain open and unobstructed to the sky.
  - e. No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.
  - f. All stormwater runoff from the hard surface of the slab must be directed so as to prevent drainage onto adjacent properties.

#### **B. Garages: When residential garages are used to meet the minimum off street parking requirements, an unobstructed parking stall from the floor to the height of the garage door with the following dimensions must be met:**

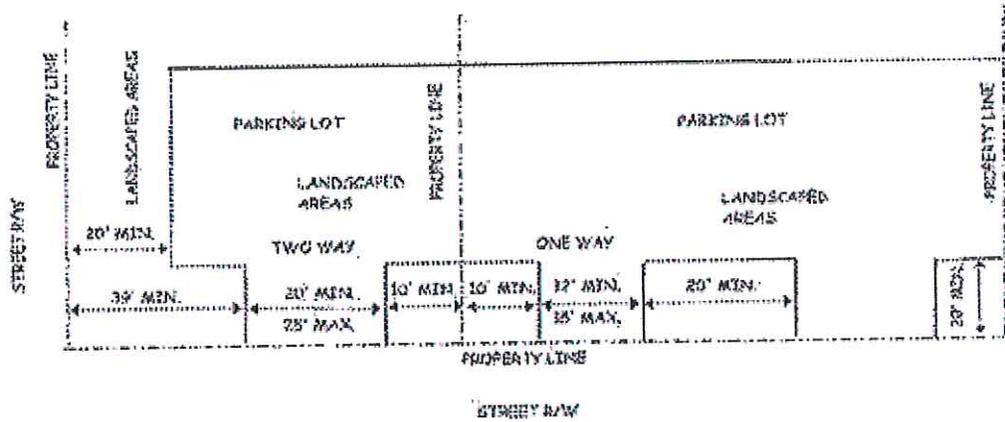
1. Single Car Garage: Twelve foot (12') width by a twenty foot (20') depth.
2. Double Car Garage: Twenty two foot (22') width with a twenty foot (20') depth.

3. Garages larger than a double car garage must provide at least the parking space dimensions of a double car garage for each dwelling unit the garage is serving.

C. All Uses Except As Provided Above:

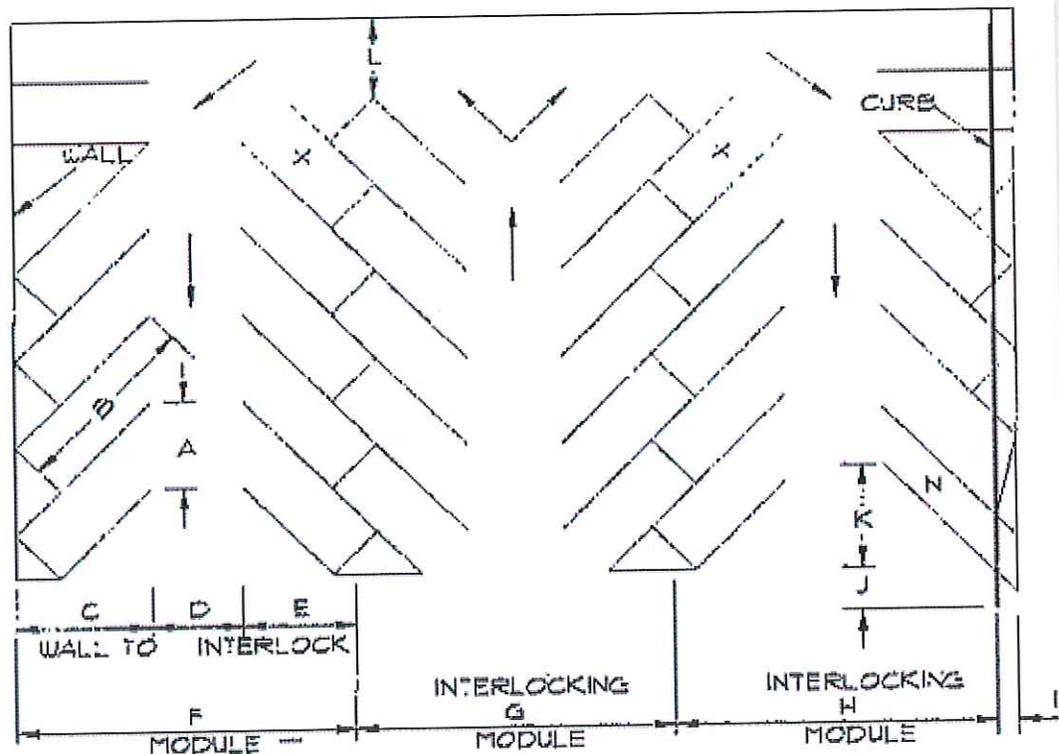
1. Location: Required off street parking shall be located within three hundred feet (300') of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measure.
2. Off Street Parking: Off street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing: All off street parking areas, accessways and driveways shall be improved with concrete, pavement bricks or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the city engineer. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways or sidewalks.
4. Curbing: A six inch (6") wide by six inch (6") high curb or bumper guard shall be installed along all property lines bordering the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line or sidewalk. The building inspector may determine the location of additional bumper guards or curbs to protect adjacent property owners or persons using a sidewalk.
5. Landscaping: In addition to the perimeter landscaping, a minimum of five percent (5%) of the interior parking lot must be landscaped in accordance with a landscape plan submitted to and approved by the community development department. Such landscaping must be maintained for the duration of the use of the parking lot.
6. Design: As indicated in the diagram below, all areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than twenty feet (20') from the front property line. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways and plazas in a manner acceptable to the planning commission. Access to off street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty feet (20') and a maximum width of twenty five feet (25'), or

two (2) one-way driveways each with a minimum width of twelve feet (12') and a maximum width of fifteen feet (15'). No access driveway shall be located closer than twenty feet (20') from a street intersection or other access driveway, nor any closer than ten feet (10') from any property line.



7. Maximum Yard Area To Be Used For Parking And Vehicle Access Lanes: For all uses permitted in the RE-20 and single-family residential zoning districts, none of the front yard area and side yard required by the respective zones shall be used to meet the minimum off street parking requirements but overflow parking is permitted in the front and side yard areas if the standards of subsection A4 of this section are met. In the case of multiple family dwellings and nonresidential uses in a residential zone, not more than fifty percent (50%) of the required side and twenty five percent (25%) of the required rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than permitted of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building for open green space, patios, play areas or courts.
8. Parking Spaces For Persons With Disabilities: Parking spaces for persons with disabilities shall include a five foot (5') wide access aisle adjacent to the right side of each parking space. The parking space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp complying with the Americans with disabilities act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops. Signs designating parking spaces for disabled persons shall be located in front of each parking

- space, and shall be mounted four feet (4') above the ground, in addition blue wheelchair logo being painted on the parking space itself.
9. Screening: Whenever a parking lot or a driveway to a parking lot established so as to adjoin the side or abut the rear line of a lot in residential zoning district, a solid masonry or solid material fence eight feet (8') in height or of other material or height as allowed or required by the planning commission (subject also to the fence height regulations established in sections [11-8A-8](#) and [11-10-11](#) of this title) shall be constructed and maintained along said side or rear lot line.
  10. Lighting: Parking lot lights used during hours of darkness shall not exceed five (5) foot-candles. Lighting shall be indirect, hooded and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty feet (20') in height above grade.
  11. Dimensions: Arrangements of parking spaces within the parking lot and driveway widths shall conform with the following requirements: Parking layout dimension (in feet) for nine foot by nineteen foot (9' x 19') stalls various angles.



X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

Dimension	On Diagram	Angle			
		45	60	75	90
Stall width, parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	28.5	24.3	21.5	19.0
Stall depth to wall	C	20.0	21.0	20.5	19.0
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	17.0	19.0	19.5	19.0
Module, wall to interlock	F	49.0	56.0	63.0	64.0
Module, interlocking	G	46.0	54.0	62.0	64.0
Module, interlock to curb face	H	47.0	53.7	60.5	61.5
Bumper overhang, (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.4	2.6	0.6	0.0
Setback	K	13.8	10.4	4.9	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0
Access aisle	N	5.0	5.0	5.0	5.0

12. Persons With Disabilities: One parking space for persons with disabilities shall be required for any development having twenty five (25) or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as parking spaces for persons with disabilities.
13. Turnaround Bay: There shall be a turnaround bay, at least nine and one-half feet (9<sup>1</sup>/<sub>2</sub>') deep and thirteen feet (13') wide, with eighteen foot (18') radii located at the end of each dead end row of parking stalls.

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-4: SCHEDULE OF REQUIRED OFF STREET SPACES**

- A. Off Street Parking Spaces: Off street parking spaces shall be provided for each specified use in accordance with the schedule below.
- B. Definitions: In calculating the total number of required parking spaces, "usable area", as used herein, shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc.), and the term "seat" shall also include each thirty inches (30") of bench seating when individual seats are not provided.

- C. Mixed Use Developments: In the event of mixed use developments, the total requirement for off street parking spaces is the sum of the requirements of the various uses computed separately.
- D. Fractional Amount: In calculating the total number of required off street parking spaces, fractional amounts are to be disregarded.
- E. Unlisted Uses: Minimum parking requirements for a specific use not listed in this section shall be determined by the community development director with appeal to the planning commission.
- F. Schedule:

1.	Residential Use:		
	a.	One- or two-family residence	2 per dwelling unit
	b.	Multiple dwellings with more than 2 units	2 per dwelling unit, plus 1 visitor parking space for every 2 dwelling units, or fraction thereof
	c.	Rooming houses, fraternities, sororities, resident clubs, lodges	1 per sleeping room or 1 per bed, whichever is greater
2.	Commercial Sales And Service:		
	a.	Restaurants, bars, cocktail lounges	1 per 40 square feet of usable floor area
	b.	Drive-in food or drink places with on site consumption	1 per 40 square feet of usable floor area
	c.	Mortuaries, funeral homes	1 space for each 75 square feet of gross floor area of public assembly area
	d.	Self-service laundries and dry cleaners	1 per 2 machines
	e.	Open air businesses	1 per 500 square feet of sales area for first 2,000 square feet, plus 1 per additional 2,000 square feet
	f.	Auto sales lots	1 per each 300 square feet of office area and covered parking area, plus 2 for the first 10,000 square feet or portion thereof of land area and 1 for each additional 10,000 feet, or portion thereof of land area, plus 2 per service bay
	g.	Gas service stations	1 per each 375 square feet of building

h.	Car wash	1 per employee, plus reserve spaces equal to 4 times the wash capacity
i.	Motor vehicle and machinery sales, auto repair shops	1 per 200 square feet of floor area
j.	Planned shopping centers under unified control	Requirements for all uses elsewhere specified herein. All unspecified uses shall have at least 1 parking stall for every 200 square feet of gross building area for the first 25,000 square feet of gross building area in the center; then 1 parking stall for every 250 square feet of gross building area for gross building area over 25,000 square feet in the center
k.	Barbershops, beauty shops	2 per service chair
l.	Furniture and appliance stores, household equipment	1 per 800 square feet floor area
m.	Supermarkets, drugstores	1 per 250 square feet of gross leasable space
n.	Hotels, motels	1 <sup>1</sup> / <sub>2</sub> per guest room or suite
o.	Bus depots	1 per 150 square feet of waiting room space
p.	Skating rinks, dance halls, dance studios	1 per 3 persons of maximum capacity permitted by fire regulations
q.	Bowling alleys	6 per bowling lane
r.	Billiard parlors	1 per billiard table
s.	Gymnasiums, health studios	1 per 350 square feet of usable floor area
t.	Private golf clubs, athletic, swimming and tennis clubs	1 per every 5 memberships
u.	Auditoriums, gymnasiums and similar places of public assembly	1 per every 4 person occupancy capacity
v.	Theaters	1 per every 6 person occupancy capacity
3.	Offices And Clinic Uses:	
a.	Offices, banks, savings and loan agencies	1 per 250 square feet of gross floor area
b.		3 per examination room or dental chair

	Medical and dental offices	
c.	Nursing homes, convalescent homes, and homes for the aged	1 per 4 beds
4.	Schools And Institutions:	
a.	Elementary and intermediate schools	2 per classroom
b.	High schools	6 per classroom and other teaching stations
c.	Junior colleges, colleges, universities	3 per classroom and other teaching stations
d.	Trade schools, business college	1 per 150 square feet of gross floor area
e.	Hospitals	1 per bed
f.	Churches, community centers, libraries, assembly halls, public meetings	1 space per each 75 square feet of meeting area
5.	Manufacturing And Industrial Uses:	
a.	Manufacturing	2 per every 3 employees
b.	Telemarketing, data processing centers	1 per 50 square feet of building area
c.	Other industrial uses	1 per 300 square feet
d.	Warehousing or wholesaling	1 per 800 square feet
e.	Ministorage	1 per 35 spaces, plus 1 for the manager

*Adopted by Ord. 2002-16 on 10/8/2002  
 Amended by Ord. 2003-17 on 8/2/2003  
 Amended by Ord. 2009-05 on 7/28/2009*

**11-17-5: BUSINESS REQUIRING AUTOMOBILE ACCESS**

Service stations, roadside stands, public parking lots, storage sheds and all other businesses requiring motor vehicle access shall meet the following requirements:

- A. Access: Access to the station or other structure or parking lot shall be not less than two (2) roadways for each one hundred feet (100') or fraction of frontage on

any street, no two (2) of said roadways shall be more than thirty four feet (34') in width and shall not be closer than twenty feet (20') to the point of intersection of two (2) property lines or at any street corner; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.

- B. Gasoline Pumps: Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street.

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-6: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES**

Land, other than public streets, located within a residential zone shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones.

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-7: OFF STREET LOADING SPACES**

- A. Location: Off street loading spaces shall not be permitted in any required front yard, nor in any required side yard, except in a nonresidential district where a side yard abuts an alley. An off street loading space may occupy all or any part of a required rear yard, and may be partially or entirely enclosed within a building. All loading areas abutting residential zoning districts shall be screened from the residential zoning districts.
- B. Size: Every required off street loading space shall have a minimum width of twelve feet (12'), a minimum length of forty five feet (45') and a minimum height of fourteen feet (14'), exclusive of access aisles and maneuvering space.

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-8: SCHEDULE OF LOADING SPACE REQUIREMENTS**

Total Floor Area Of Building	Number Of Loading Spaces Required
1,000 to 10,000 square feet	1
10,000 to 30,000 square feet	2
30,000 to 50,000 square feet	3
For each additional 100,000 square feet	1

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-9: ALLEY ABUTMENT**

Where a building or use in a nonresidential district abuts an alley, such alley may be used as maneuvering space for loading and unloading spaces. No alley abutting any residential district may be so used.

*Adopted by Ord. 2002-16 on 10/8/2002*

**11-17-10: PARKING LOT LANDSCAPING**

- A. Amount Required: In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape areas shall be a minimum of twenty feet (20') wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
- B. Location: The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.
- C. Plant Type: A mixture of hardy flowering and deciduous trees shall be planted. Plants that provide maximum screening at ground level up to three and one-half feet (3<sup>1</sup>/<sub>2</sub>') should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.

*Adopted by Ord. 2002-16 on 10/8/2002*

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**17.44.150: OFF STREET PARKING:**

A. There shall be provided and maintained at the time of erection of any main building or structure, off street parking space with adequate provisions for the ingress and egress by standard sized vehicles as hereinafter set forth. The parking space shall be located on the same lot as the building it is to serve.

B. Whenever existing main buildings are enlarged or increased in capacity, or are changed in use, additional off street paving space shall be provided which will meet the requirements applying to such enlargement.

C. The number of parking spaces for uses not specified herein shall be determined by the planning commission, being guided where appropriate by the regulations set forth herein for uses of buildings which, in the opinion of the zoning administrator or planning commission, are similar to the use of building under consideration.

1. In any residential zone, no private or public parking lot shall be located within the front setback which faces on a public street. In all zones, outside parking space shall be paved surface with bituminous material or concrete.

2. Space allocated to comply with these regulations shall not be used later for additional structures or uses unless other space so complying is provided.

3. For the purpose of this chapter, a space of not less than nine feet by twenty feet (9' x 20') of lot area with access to public streets by standard sized automobiles shall be deemed to be parking space for one vehicle.

4. In the case of mixed uses in the same building or structure, the amount of off street parking spaces required shall be the sum of the parking required under this title for the principal use together with a reasonable amount for all accessory uses. The reasonable amount shall be determined in light of the uses, location and circumstances of the building or structure and in consideration of the provisions of this title.

D. Parking spaces for individual uses shall be provided as follows:

Commercial:	
Churches	1 space for each 4 seats or 4 person seating capacity, based upon maximum use of all facilities at the same time.

Manufacturing	1 space for each employee or work station, whichever is greater.
Offices, businesses, and professional storage and lumber sales	1 space for each 200 square feet of floor area.
Outside sales area	5 <sup>1</sup> / <sub>2</sub> spaces for each 1,000 square feet of floor area for each enclosed retail building plus <sup>1</sup> / <sub>4</sub> space for each 1,000 square feet of outside sales area.
Retail	5 <sup>1</sup> / <sub>2</sub> spaces for each 1,000 square feet of floor area.
Schools:	
Grades K through 8	2 spaces for each teaching station.
Grades 9 through 12	4 spaces for each teaching station.
Warehousing or storage	1 space for each 1,000 feet of floor area.
Wholesale	1 space for each 1,000 square feet of floor area.
Residential	2 parking spaces per dwelling unit.

(Ord. 93-003 § 9-3)

- (10) All storage and solid waste receptacles must be housed in a closed structure compatible in design and construction to the character of the parks;
- (11) The service buildings shall be constructed to standard commercial practice and kept in good repair as approved by the building inspector;
- (12) Off-street and off-roadway parking spaces shall be provided for visitors at the rate of one (1) such space for each two (2) travel vehicle spaces in the travel vehicle park; such spaces shall have a minimum width of ten feet (10') and a minimum length of twenty feet (20') and may be grouped in appropriate locations;
- (13) Storm drainage facilities shall be so constructed as to protect those who will reside in the park as well as adjacent property owners by insuring rapid drainage and preventing accumulation of pools of water; and
- (14) Every travel vehicle park shall provide utility service to every vehicle stand as required by Layton City ordinances and as required by the Planning Commission.

### **19.11.130 – License**

No travel vehicle park shall be operated in the City of Layton until an annual business license has been obtained.

## **19.12 – Off Street Parking**

### **19.12.010 – Application of Chapter**

- (1) The requirements set forth in this Chapter shall apply and govern all use of buildings and use of land.
- (2) Diagram A-10, referring to this Chapter and attached to this Title, shall by this reference be made a part hereof as if fully described herein.

### **19.12.020 – Off-street parking required**

There shall be provided at all the time of the establishment of any use of land, or time any main building or structure is enlarged or increased in capacity, or upon a change of occupancy, minimum off-street parking space with adequate provisions for ingress or egress by standard sized automobiles as provided and described in this Chapter.

### **19.12.030 – Use of front yard for parking prohibited**

No portion of a front yard, as required in this Title, shall be used for the parking of automobiles or other vehicles unless developed as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use.

No portion of a required front yard, other than driveways leading to a garage or properly located parking area, shall be paved or improved so as to encourage or make possible the parking of vehicles therein. Paved driveways leading to a garage or properly located parking area may be used as an approved parking area for additional vehicles to meet the requirements of this Chapter.

**19.12.040 – Parking space for all residential dwelling units**

In all residential zoning districts, there shall be provided in a private garage, or in a paved area properly located, sufficient space for the parking of automobiles for each unit. For a new building or structure, additional units, or for the enlargement or increase in capacity, floor area, or guest rooms of an existing main building or structure, there shall be the following minimum number of permanently maintained parking spaces on the same lot with the main building as follows:

- (1) For apartments, parking requirements shall be as follows:

Unit Type	Number of Parking Spaces	Visitor Parking Per Unit
Studio	1.0	.25
1 Bedroom	1.5	.25
2 Bedroom	2.0	.25
3 Bedroom	2.0	.25
4 Bedroom	2.5	.25

- (2) That at least fifty percent (50%) of all parking spaces shall be enclosed or have an overhead covering.

- (3) For mobile home parks, two (2) parking spaces for each unit in the park, plus one (1) space for each two (2) units to be designated for guest use. Guest spaces shall be grouped to conveniently serve various blocks within the park. In addition there shall be ten (10) spaces located at any associated community/recreation centers. An area of at least one hundred (100) square feet for each mobile home space contained within the park shall be provided for the storage of recreation vehicles.

- (4) For a "Planned Residential Unit Development" (PRUD) or residential condominium project, two (2) spaces per unit with at least fifty percent (50%) of the parking spaces enclosed or having an overhead covering. Where there are twenty-five (25) or more units that are attached in a proposed project, recreational vehicle parking may be required in an amount to be set by the Planning Commission. In addition there shall be one (1) space for each two (2) units designated as guest parking scattered in small groups to conveniently serve the various blocks within the development.

- (5) Elderly apartment, one and one quarter (1) stalls per unit.
- (6) Residential facility for elderly persons, one (1) stall for every two (2) beds.
- (7) Nursing Homes, one (1) stall for every four (4) beds.
- (8) Accessory residential dwelling units, one (1) additional off-street parking space.

**19.12.050 – Parking space for commercial, industrial, and institutional uses**

For new buildings, changes in occupancy, enlargement or increase in seating capacity, floor area, or guest rooms of any existing building, a minimum number of parking spaces shall be provided as follows:

- (1) **Auditorium, stadium, or theater:** One (1) space per four (4) seats provided in areas of assembly.
- (2) **Automobile and machinery sales and service garages:** Two (2) spaces plus one (1) space for each four hundred (400) square feet of floor area.
- (3) **Main office bank, savings and loans, drive-in banking:** Minimum of thirty (30) spaces with ten (10) additional spaces for every teller cage over three (3). For drive-in windows, one (1) space in use, plus three (3) in each approach lane.
- (4) **Branch banks, savings and loans, finance companies, drive-in banking:** One (1) space per employee at the highest shift plus one (1) space per two hundred (200) square feet of main floor area and one (1) space per five hundred (500) square feet of basement or second floor area.
- (5) **Barber shop/Beautician shop:** Three (3) spaces per chair.
- (6) **Boarding and rooming houses, clubs (w/rooms), hotels, dormitories, fraternity and sorority houses:** One and one-half (1) parking spaces for every two (2) guests such building is designed to sleep.
- (7) **Cafes, cafeterias, restaurants, lounges, night clubs, private clubs, or taverns:** One (1) space for each one hundred (100) square feet of gross floor space, or one (1) stall for every three (3) seats, whichever is greater.
- (8) **Car wash:** Three (3) spaces in each approach lane to each wash bay.
- (9) **Churches/Temples:** One (1) space for every four (4) seats in the auditorium; however, where a church/temple building is designed with the intention to be used by two (2) congregations at the same time, one and one-half (1) parking spaces shall be provided for every four (4) seats in the auditorium.
- (10) **Commercial recreation, i.e., billiard halls, bowling alleys, golf courses, swimming pools, etc.:** One (1) space for each two (2) persons such place is designed to accommodate including participants and spectators.
- (11) **Dance halls, exhibition halls, assembly halls, except when associated with a church/temple:** Three (3) spaces for every one hundred (100) square feet of assembly or dance floor area.
- (12) **Day care center, children's nursery, or pre-school:** Four (4) spaces plus one (1) space per five hundred (500) square feet of floor area.
- (13) **Drive-in, fast food establishments:** One (1) space per one hundred (100) square feet of floor area but not less than ten (10) spaces. For drive-up windows, one (1) space in use plus four (4) in the approach lane.
- (14) **Dry cleaner:** One (1) space per employee plus five (5) spaces for customer use.

(15) **Home improvement retail (40,000 square foot building or greater):** Two (2) spaces per one thousand (1,000) square feet of gross floor area, plus one (1) space per one thousand (1,000) square feet of gross floor area for an associated seasonal garden retail area.

(16) **Hospitals, sanatoriums, convalescent hospitals, nursing homes:** One (1) space for each two (2) bed capacity, plus one (1) space for every employee at the highest shift.

(17) **Laboratory research:** One (1) space per employee on the highest shift.

(18) **Laundromat:** One (1) space for each two hundred (200) square feet of floor area.

(19) **Library:** Twenty (20) spaces for each floor open to public uses.

(20) **Liquor store:** A minimum of twenty (20) spaces.

(21) **Medical clinics, i.e., doctors, dentists, optometrists, psychiatrists, etc.:** A minimum of ten (10) spaces plus three (3) spaces for every practitioner over three (3).

(22) **Mortuary:** One (1) space for each forty (40) square feet of floor area in assembly rooms.

(23) **Motel/Hotel:** One (1) parking space for each unit and one (1) space for every two hundred (200) square feet of assembly area.

(24) **Museum:** As determined by the Planning Commission.

(25) **Post office:** One (1) space per vehicle used by the operation plus one (1) space per employee at the highest shift plus ten (10) spaces for customers.

(26) **Professional office, i.e., legal, employment insurance, travel, photo, real estate, etc.:** One (1) space for each two hundred (200) square feet of floor area on the main floor, except that in a P-B zoning district, one (1) space for each three hundred (300) square feet of main floor area; plus one (1) space for each four hundred (400) square feet on any other floor excluding storage area.

(27) **Reception center and wedding chapels:** A minimum of thirty (30) spaces or as outlined for auditoriums, whichever is greater.

(28) **Retail stores and shops:** One (1) space for each two hundred (200) square feet of retail floor space.

(29) **Schools:**

Elementary and Junior High: Two (2) spaces for each class room.

Senior High: One (1) space for each four (4) seats provided in the auditorium or stadium, whichever is greater.

(30) **Shopping centers (regional):** One (1) space for each two hundred (200) square feet leasable floor space.

(31) **Warehousing/Manufacturing:** Three (3) spaces for every four (4) employees at the highest work shift plus one (1) space for every vehicle used in conducting the business.

(32) **Wholesale business:** Three (3) spaces for every four (4) employees at the highest work shift, plus one (1) space for every vehicle used in conducting the business. In addition, there shall be a minimum of five (5) spaces for customer use.

Uses not listed above, or commercial units with undetermined occupants at the time of construction: To be assigned by the Planning Director and approved by the Planning Commission being guided by the requirements set forth herein for uses which are similar to the proposed use.

### **19.12.060 – Computation of parking requirements**

When the computation of required parking spaces results in a fractional space, any fraction up to one-half (½) shall be disregarded, and fractions including one-half (½) and over shall require one (1) parking space.

Where there is a combination of uses into one (1) structure, each use shall be calculated as a separate unit.

### **19.12.070 – Location of parking facilities**

Parking space as required above shall be on the same lot with the main building, except that for the required off-street parking for any new commercial or industrial use, structure or building which, due to the size or location of the parcel, cannot be provided on the premises, may be provided on other property not more than a distance of five hundred feet (500') from the building site measured along the shortest available pedestrian route of access. Access to parking spaces shall be from private roadways and not from public streets.

### **19.12.080 – Maintenance of parking facilities**

Space for off-street parking located to which it is accessory and required for a particular use shall not thereafter be utilized for any other purpose but shall be maintained in perpetuity as long as the requirement for the off-street parking is required.

### **19.12.090 – Size of parking spaces**

Each off-street parking space shall be at least nine feet (9') by twenty feet (20') for diagonal or ninety degree (90) spaces, or nine feet (9') by twenty-two feet (22') for parallel spaces exclusive of access drives or aisles; except that commercial and industrial parking lots may have ten percent (10%) of the parking spaces designated for small cars which shall measure eight and one-half feet (8') by eighteen feet (18') and five percent (5%) of the parking spaces designated for motorcycles which shall measure four feet (4') by eight feet (8').

### **19.12.100 – Parking lot improvement requirements**

Every parcel of land hereafter used as a public or private parking area, including commercial parking lots and automobile, farm equipment, or other open-air sales lots shall be developed and maintained in accordance with the following requirements:

(1) Lots shall be properly graded for drainage, surfaced with concrete asphaltic concrete, asphalt, oil, or any other dust-free, hard surfacing and maintained in good condition, free of weeds, dust, trash, and debris;

(2) The sides and rear of any off-street parking area for more than five (5) vehicles which adjoins a residential or institutional building, or is contiguous to a residential zone, shall be effectively screened by light-tight masonry wall or solid fence. Such wall or fence shall be of a height determined by the Planning Commission not to exceed eight feet (8') in height, and shall be maintained in good condition. Advertising on walls and fences is prohibited except as an integral architectural part of the wall or fence and is approved by the Planning Commission;

(3) Lots shall be provided with entrances and exits so located as to minimize traffic congestion in compliance with Sections 19.12.160 and 19.12.170 of the Layton Municipal Code;

(4) Lots shall be provided with wheel or bumper guards at least eighteen inches (18") from a lot line or building, located so that no part of a parked vehicle will extend beyond the parking space;

(5) Lighting facilities shall be so arranged that they neither disturb occupants or adjacent residential properties or interfere with traffic;

(6) Lots shall be marked to indicate the number of parking spaces and the pattern of parking and circulation; and

(7) All applications for a building or occupancy permit shall be accompanied by a plot plan showing the required parking spaces, with ingress and egress. Said plan shall be reviewed and approved by the Planning Commission as outlined in Chapter 19.13 of the Layton Municipal Code or by the Planning Director, whichever applies.

### **19.12.110 – Loading space requirements**

No building shall be designed, erected, altered, increased in capacity, used, or occupied, and no land shall be used or occupied for manufacturing, storage, warehouse, goods display, department store, grocery, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution, by vehicle, of materials or merchandise, unless adequate off-street loading space is provided therefor, excepting that off-street loading space need not be provided for buildings or uses actually occupied, operated, or used on the effective date of the ordinance codified herein, where no such space has been provided, unless such buildings are thereafter enlarged, increased in capacity, expanded, or have change of occupancy.

### **19.12.120 – Loading space berth requirements**

Each use for which off-street loading space is required shall provide the number of loading berths necessary to properly service that use, plus an area or means for adequate ingress and egress to each berth. Where any required or permitted loading dock or area is to be constructed in conjunction with a proposed use which is adjoining a residential zoning district, said loading dock or area shall be screened from the adjoining property by constructing a light-tight masonry wall or solid fence at a height to be determined by the Planning Commission but not exceeding eight feet (8'). A landscape buffer may also be specifically required by the Planning Commission which shall be properly maintained in perpetuity by the commercial/industrial use or decided to be deeded to adjacent owners.

### **19.12.130 – Loading space location**

Off-street loading space shall be located on the same site or lot as the use for which it is provided. No loading space shall be designed, arranged, or used where all or part of the space would permit loading, unloading, or service from a public street or sidewalk.

**19.12.140 – Loading space maintenance**

Off-street loading facilities, either existing or hereafter provided, shall not thereafter be decreased, but shall be maintained in order to provide continuous use, if necessary.

**19.12.150 – Authorization for parking space reduction or combination**

The Board of Adjustment may authorize reduction of off-street parking and loading space as follows:

(1) **Reduction in parking space.** The Board of Adjustment may authorize on appeal, a reduction in the proportions required in this Chapter if it should find that in the particular case, the peculiar nature of the buildings or premises, or the exceptional situation or condition would mitigate the need for the parking spaces as specified in this Chapter.

(2) **Combine parking space.** When two (2) dissimilar uses are located adjacent to each other and the demand for parking in conjunction with those uses would not conflict, the Board of Adjustment may authorize the use of such combined facilities requiring the maximum number of parking spaces for the larger use.

**19.12.160 – Access to residential property including four (4) or less dwellings**

Access to parking spaces and private garages used in conjunction with dwellings shall be limited as follows: (See [Diagram A-9](#))

(1) Driveways shall be located a minimum of forty feet (40') from any street intersection. Said measurement to be taken from the point of intersection of the two (2) converging front lot lines lying tangent to and in the same direction as the front lot lines, to the edge of the driveway.

(2) No driveway approach shall be located closer than four and one-half feet (4') to a side lot line of a lot as it is projected to the back of the curb and gutter. This measurement is to be taken to the beginning of the flare or radius on the curb.

(3) A driveway on private property may be constructed up to the side or rear property line so long as the driveway does not interfere with the surface drainage of the lot or adjacent lots where drainage easements are provided. The drainage from the driveway must be kept within the property.

(4) Driveways shall be paved with a hard surfaced material such as concrete or asphalt. Recreational vehicle pads constructed adjacent to a paved driveway may be constructed of a dust and weed free gravel, compacted road base, or similar surface.

(5) Lots shall be limited to one (1) driveway approach except where a second driveway approach is specifically approved by the Community and Economic Development Director. Lots may have two (2) driveway approaches under the following circumstances:

(a) Corner lots with frontages on two local or collector streets may have two (2) driveway approaches total; one (1) on each frontage totaling the maximum width indicated in Subsection (7) below, times 1.5.

(b) Corner lots having a frontage of at least one hundred feet (100') on a local or collector street may have two (2) driveway approaches on a single frontage, the total width of which shall not exceed

thirty-five feet (35') and shall be separated by thirty feet (30') measured from the two (2) inside edges of the driveway approaches.

(c) Inside lots having a frontage of at least one hundred feet (100'), but less than two hundred feet (200'), may have two (2) driveway approaches with a total width of not more than thirty-five feet (35'). The two (2) approaches shall be separated by a minimum of thirty feet (30') measured from the two (2) inside edges of the drive approaches.

(d) Inside lots having a frontage of two hundred feet (200') or more may have two (2) drive approaches each of which may have a width of not more than thirty-five feet (35'). The two (2) drive approaches shall be separated by a minimum of fifty feet (50') measured from the two inside edges of the drive approaches.

(6) Lots that are double fronted with one (1) frontage on an arterial street, or corner lots with frontage on an arterial street, shall not be allowed to have a drive approach on the arterial street.

(7) The width of a residential property driveway approaches is regulated as follows:

Zoning District	Minimum	Percent of Frontage	Maximum
	Width	Allowed in Approach	Width
A	10'	40%	40'
R-S	10'	35%	35'
R-1-6	10'	35%	35'
R-1-8	10'	35%	35'
R-1-10	10'	35%	35'
R-MH	10'	33%	32'
R-2	10'	33%	32'
RM-1	10'	33%	32'
RM-2	10'	33%	32'
R-H	10'	33%	32'

(8) The percentage of frontage indicated in Subsection (7) above shall be inclusive of all drive approaches allowed on any one (1) frontage of a lot. In the R-S, R-1-6, R-1-8 and R-1-10 zoning districts, the primary frontage may have a drive approach of at least twenty feet (20'). In no case shall said drive approach be less than ten feet (10') as indicated in (7) above. The width of a drive approach shall be measured where the approach attaches to the sidewalk, or at a distance four and one-half feet (4') or seven and one-half feet (7'), based on the applicable right of way cross section, behind the curb. Any flare or radius shall not be counted in the approach width.

**19.12.170 – Access to all other uses**

Access to all uses not listed hereinabove, including parking lots and apartments, mobile home developments, business, and industrial uses, shall be limited as follows:

(1) **Location of driveway.** Location of driveway where access is provided by one (1) driveway or two (2) or more connecting driveways shall be as follows: (See Appendix Diagram A-10):

(a) Access shall be by not more than one (1) driveway for the first one hundred feet (100') of frontage and one (1) additional driveway for each additional one hundred fifty feet (150') of frontage. For lots with more than one hundred seventy-five feet (175') and less than two hundred fifty feet (250') of frontage, two (2) driveways may be allowed by the Planning Commission.

(b) No two (2) of these driveways shall be closer to each other than fifty feet (50'), and no driveway shall be closer to a side lot line than twenty feet (20') except as granted by the Board of Adjustment upon recommendation from the Planning Commission.

(c) Driveways are to be located as approved by the City staff. In no case shall a driveway on an arterial street, be located closer than eighty feet (80') from the point of intersection of the arterial or any other street. For any local or collector street intersecting an arterial street, driveways on the local or collector shall be a minimum of fifty feet (50') from the intersection. For all collector and local streets, the minimum distance for a driveway from any intersection of such streets shall be fifty feet (50'). Where a traffic signal either exists, or is anticipated at any street intersection, the setback for any driveway from that intersection shall be a minimum of two hundred feet (200') unless an exception is granted by the Board of Adjustment upon recommendation from the Planning Commission. The distance shall be measured from the point of intersection of the two (2) converging front lot lines or of two (2) lines lying tangent to and in the same direction as the front lot lines. No driveway shall be located across any curved section of frontage lying between the point of intersection and the point of tangency.

(d) Lots with frontages of one hundred fifty feet (150') or less are encouraged to share access to streets with adjacent lots. Where this is feasible, the Planning Commission may require joint access on any width lot(s). Where it is determined to be infeasible by the Planning Commission, they may refer the proposed driveway location(s) to the Board of Adjustment with a recommendation for exception.

(e) The design, location, and width of all driveways entering a state highway shall be done as required by the Utah Department of Transportation. Approval of the driveway(s) shall be provided to the City in writing prior to the issuance of any building permit.

(2) **Width of driveway.** Each driveway shall have a width of not less than twenty feet (20') nor greater than thirty-five feet (35') in width on local and collector streets. On City arterial streets the width shall not be less than twenty-eight feet (28'), nor exceed forty feet (40') in width. The measurement of driveways shall be taken at right angles to the centerline of the driveway at the front lot line and shall be from face to face of the curb radii, or at a point a flared approach meets the typical location of the sidewalk.

### **19.12.180 – Permits and certificates of occupancy**

No permit for any contemplated use or building shall be issued unless the location of the driveways for vehicular access to the property is shown on the plot plan and no certificate of occupancy shall be issued or approved unless and until the requirements of this Chapter have been complied with in full.

## **19.13 – Design and Development Plan Review for Permitted Uses**

### **19.13.010 – Purpose**

(1) The purpose of this Chapter is to set forth the criteria whereby the City reviews permitted use applications prior to building permit issuance or approval of the use for which the application is made. This

# Farmington City

## CHAPTER 32

### OFF-STREET PARKING, LOADING, AND ACCESS

- 11-32-101 **Purpose.**
- 11-32-102 **Effect of Chapter.**
- 11-32-103 **General Provisions.**
- 11-32-104 **Minimum Parking Spaces Required.**
- 11-32-105 **Off-Street Loading.**
- 11-32-106 **Access to Off-Street Parking and Loading Spaces.**
- 11-32-107 **Parking Development, Standards, and Maintenance.**

#### 11-32-101 **Purpose.**

The purpose of this Chapter is to provide regulations for off-street parking and loading, and access to such facilities, sufficient for each type of land use so as to reduce street congestion and traffic hazards and the need to park on public streets.

#### 11-32-102 **Effect of Chapter.**

The regulations as contained in this chapter shall apply and govern in all zones.

#### 11-32-103 **General Provisions.**

(1) **Off-Street Parking Space Required.** The minimum off-street parking spaces as outlined in this Chapter, along with adequate provisions for ingress and egress by standard-size automobiles and adequate loading facilities, shall be provided for any use of land or main building or structure in the City. These facilities shall be provided at the time the use is established or the building erected; or at the time the building or structure is enlarged, altered, converted or changed in use, or moved. If more than one use is located on a site, the number of off-street parking and loading spaces provided shall be equal to the sum of the requirements for each use.

(2) **Location of Off-Street Parking.** Parking areas as required by this Chapter shall be located on the same lot as the main building or structure. However, in cases other than a dwelling where, due to size or location, the required parking cannot be provided on-site, it may be located on other property not more than three hundred (300) feet from the nearest point of the main parcel. If off-site parking is proposed to meet the minimum requirements of this Chapter, a document shall be submitted by the applicant verifying that permission has been granted by the owner of the property on which the parking will be located to use such property.

(3) **Required Parking to be Preserved.** Space for off-street parking required in connection with an existing building shall not be reduced in the number or size of parking spaces, nor shall it be utilized for any other purpose than off-street parking, but shall be preserved in perpetuity as long as the requirement for said off-street parking is needed.

(4) **Tandem Parking.** Tandem parking shall not be allowed except for single-family dwellings.

(5) **Parking in Front Yard.** No portion of a required front yard shall be used for parking except for the paved driveway area. No portion of a required front yard, other than

driveways leading to a garage or properly designated parking space, shall be paved or graveled so as to encourage or make possible the parking of vehicles thereon.

(6) **Traffic Study.** For developments where the impacts of additional traffic on abutting streets or impacts associated with interior circulation may be critical, a traffic impact study may be required by the City. This study shall be prepared by an engineer specializing in traffic analysis. At the discretion of the City, the traffic study may include, among other things, an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies, peak traffic volumes and movements, the effect of driveways on traffic flow on adjacent streets, and the effect on functional characteristics of intersections due to proximity of driveways.

(7) **Joint Use Parking Areas.** When two dissimilar uses are located adjacent to each other and the demand for parking in conjunction with those uses would not conflict, the Planning Commission may authorize the use of such combined facilities requiring the maximum number of parking spaces for the larger use. Joint use of parking areas for similar adjacent uses may be provided as long as the total off-street parking spaces is equal to the minimum requirement for each individual use. If the common facilities are located on more than one lot, a covenant for the preservation of the parking facilities must be filed with the City.

(8) **Parking Standards for Historic Structures.** As part of a Site Development Application, the Planning Commission may consider and approve a reduction or modification of the standards contained herein for uses proposed in historic structures providing it can be demonstrated that the standards for such use exceed that which is necessary in the specific case, that congestion on adjacent streets will not be significantly increased, and that by granting such a reduction, the safety and general welfare of the public will not be compromised. For the purpose of this Chapter, "historic structure" is defined as a non-residential building which is over fifty (50) years old and/or which is listed on the National Register of Historic Properties.

(9) **Variances.** The Board of Adjustment may authorize, on appeal, a reduction in the required parking and loading spaces as described in this Chapter upon a finding that in a specific case, the nature of the use or premises, would mitigate the need for the full parking requirement specified in this Chapter. Availability of street parking would not be justification for reducing the requirement.

**11-32-104 Minimum Parking Spaces Required.**

Required off-street parking shall be provided for each land use as listed below. For any use not listed, the requirements for the most nearly similar use which is listed shall apply. The Planning Commission shall determine which listed use is most nearly similar. In special cases where it is determined that there is not a similar use, the Planning Commission, in consultation with the developer, shall establish the minimum parking space requirement:

USE	PARKING SPACES REQUIRED
Dwelling, Single-Family to Four Family	2 parking spaces per dwelling unit
Dwelling, Multi-Family (5+ units/building)	1.6 parking spaces per unit plus .25 spaces per unit for visitors
Hotel and Motel	1 parking space per unit plus specified requirements for restaurants, auditoriums, meeting rooms, and other related facilities

USE	PARKING SPACES REQUIRED
Intensive Commercial Business, Retail Stores and shops	4 parking spaces per 1000 square feet of floor area
Less Intensive Commercial Businesses, Including Auto, Lumber, Appliance Sales, etc.	1.5 parking spaces per 1,000 square feet of indoor and outdoor sales and display area
Auto Repair / Body shop	3 spaces for each service bay (service bay itself shall not be counted as a parking space) plus 1 space for each vehicle customarily used in operation of the business
Commercial Recreation, such as Golf Course, Bowling Alley, etc.	Determined by the Planning Commission
Offices and Personal Services	3 parking spaces per 1,000 square feet of floor area
Sit-Down Restaurants and Bars	12 parking spaces per 1,000 square feet of floor area
Fast-Food or Drive-In Restaurant	20 parking spaces per 1,000 square feet of sales and eating area plus a minimum of 4 employee parking spaces
Drive-in Facilities, required stacking space	There shall be sufficient distance in advance of a service window to store 4 cars, not including the vehicle at the window. In the case of a fast food restaurant, the distance between a menu board and the pick-up window shall be sufficient to store 4 cars, not including the vehicles at the pick-up window and menu board, and storage for at least 4 vehicles shall also be provided in advance of the menu board. A minimum of 20 feet per vehicle shall be provided. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on abutting streets.
Auditoriums, Assembly Halls, Theaters, Churches, Funeral Homes	1 parking space for every 4 seats. Where there are no fixed seats, 1 space shall be provided for every 50 s.f. of gross floor area.
Dental and Medical Clinics	6 parking spaces per 1,000 square feet of floor area
Hospitals	1 parking space per each bed
Nursing Home	1 parking space per each bed

USE	PARKING SPACES REQUIRED
Manufacturing Uses, Research and Testing, Wholesale	2 parking spaces per 1,000 square feet of gross floor area plus 1 space for each company vehicle operating from the premises. 1 parking space per 1000 s.f. of gross floor area shall be provided for warehousing and/or space used exclusively for storage.
Senior High Schools	7 parking spaces per classroom
Elementary and Junior High School	2 parking spaces per classroom

**11-32-105 Off-Street Loading.**

(1) **Off-Street Loading Required.** For every building with a floor area over ten thousand (10,000) square feet which contains a commercial or industrial use, to or from which deliveries are regularly made by motor vehicle, at least one (1) off-street loading space shall be provided and maintained on the same lot with the building. For buildings larger than ten thousand (10,000) square feet, an additional loading space shall be provided for the next thirty thousand (30,000) square feet, or portion thereof. One (1) additional loading space shall be provided for each increment of forty thousand (40,000) square feet thereafter.

(2) **Size of Loading Space.** Each loading space shall be not less than fourteen (14) feet wide and twenty-five (25) feet long with a vertical clearance of fourteen (14) feet.

(3) **Location of Loading Space.** Required loading spaces may occupy any required yard except the front yard. The loading space shall be designed and arranged so that no vehicle may be parked or stored or requires maneuvering room within a public street. No loading space shall be located closer than fifty (50) feet to a residential boundary except when it is screened by a six (6) foot wall or solid fence.

**11-32-106 Access to Off-Street Parking and Loading Spaces.**

(1) Ingress and Egress - Adequate ingress and egress to all uses shall be provided as follows:

(a) Residential driveways shall be not more than twenty (20) feet in width when serving as access to two (2) properly designated spaces or thirty (30) feet in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport, or on a parking pad located to the side of a dwelling and not located within the minimum front yard setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments may be reviewed by the Planning Commission as a conditional use (no fee shall be required). Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

(b) Not more than one (1) driveway for each separate street frontage shall be

permitted on lots occupied by a one-family or two-family dwelling except under the following circumstances:

- (i) On lots with at least the minimum width required in the zone, one (1) additional driveway may be permitted providing that the sum of the width of both driveways does not exceed the maximum widths specified in Section 11-32-106(1)(a) above;
  - (ii) For lots having at least fifty (50) feet of width in excess of the minimum required width, one (1) additional driveway, not exceeding sixteen (16) feet in width, may be permitted.
- (c) A maximum of one (1) driveway for each one hundred (100) feet of public street frontage shall be allowed for commercial and industrial uses. Said driveways shall be not more than thirty-six (36) feet in width. Minimum widths of driveways shall be not less than sixteen (16) feet for one-way traffic or twenty-four (24) feet for two-way traffic. Planter strips designed to separate one-way entering and exiting traffic, which are not less than four (4) feet or more than twelve (12) feet in width, shall not be included in computing the total width of driveways and do not constitute a separation of driveways as regulated by Section 11-32-106(2) below.
- (d) Driveways shall not exceed a slope of fourteen percent (14%).
- (e) Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

**(2) Driveway Spacing.**

- (a) Individual driveways or circular driveways on residential lots shall be spaced not less than forty (40) feet apart on the same lot and shall be not less than six (6) feet from side property lines unless otherwise approved by the Zoning Administrator.
- (b) Individual driveways on commercial or industrial developments shall be spaced not less than forty (40) feet apart on the same lot and shall be not less than fifteen (15) feet from side property lines except under the following circumstances:
  - (i) A common driveway serves adjacent land uses;
  - (ii) Driveways cannot meet separation standards due to narrow lot frontage;
  - (iii) Driveways cannot meet separation standards due to location of existing driveways on adjacent lots; or
  - (iv) A professional traffic engineer, after preparing a traffic study,

recommends that driveways be located closer to interior lot lines in order to maintain a safe distance from street intersections.

(3) **Distance from Intersections.** No residential driveway shall be located closer than thirty (30) feet to the intersection of two (2) streets. This measurement shall be made from the intersection of the right-of-way lines of such streets. For commercial uses, industrial uses, and apartments with seventeen (17) or more parking spaces, the driveway shall be no closer than forty (40) feet to the intersection of two (2) streets.

**11-32-107 Parking Development, Standards, and Maintenance.**

(1) **Size.** Each off-street parking space shall be not less than nine (9) feet by eighteen (18) feet except as otherwise provided.

(2) **Accessible Parking.** All public parking areas shall provide spaces complying with standards for quantity and design established in the Federal Americans With Disabilities Act.

(3) **Surfacing.** All public parking areas, private residential parking areas for five (5) or more vehicles, and private industrial parking areas with three (3) or more parking spaces (including driveways and loading spaces) shall be paved with asphalt or concrete, shall have appropriate bumper guards so that cars do not project across sidewalks or property lines, and shall be marked so as to provide the orderly arrangement and movement of vehicles.

(4) **Grading.** All parking areas shall be graded for proper drainage as approved by the City Engineer.

(5) **Curb and Gutter.** All parking areas as described in Section 11-32-107(3) above shall be finished around the perimeter with concrete curb and gutter.

(6) **No Backing onto Public Streets.** All parking areas described in Section 11-32-107(3) above shall be designed so that vehicles would not be required to back out into a public street.

(7) **Screening and Landscaping.** All public and private parking areas except single-family and two-family dwellings shall be effectively screened by solid fencing or landscaping. The screening and landscaping plan shall be approved by the Planning Commission in a Site Plan Review.

(8) **Lighting.** Lighting used to illuminate any off-street parking area shall be designed to direct light away from adjoining property in residential districts.

(9) **Design of Parking Area.** Dimensions of all parking lots shall be in compliance with the minimum standards illustrated by the following table and diagram:

**MINIMUM DIMENSIONS IN PARKING LOT DESIGN**

	W Stall Width	C Curb Length	D Stall Depth	A Aisle Width	B Bay Width
90° Parking	9'	9'	18'	24'	60'
60° Parking	9'	10.4'	16'	23'	55'
45° Parking	9'	12.7'	13'	22'	48'

Chapter 32 Amended, 6/15/94, Ord. 94-26  
 11-32-106(1)(a)& 11-32-106(2)(a) Amended 4/6/05, Ord. 2005-11.  
 11-32-106 (1) (d) & (e) - Ordinance 2005-51, 10/19/05  
 Amended - 11-32-107(5), 4/19/06 - Ord. 2006-28  
 Amended 11-32-103, 5/18/10, Ordinance 2010-21  
 Amended 11-32-106(1)(a), 05/17/2011, Ord 2011-10  
 Amended 11-32-106(1)(e), 03/04/2014, Ord 2014-07

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
December 22, 2015**

**AGENDA ITEM: E2**

**SUBJECT:** Discussion of zoning revision for properties along Riverdale Road and River Park Drive.

**PETITIONER:** Mike Eggett, Community Development Director

**INFORMATION:** [Riverdale City Request Rezone Area](#)

**[BACK TO AGENDA](#)**

December 17, 2015

Riverdale City – rezone requests for properties along River Park Drive from Office Park (OP) Zone to Open Space (O-1) Zone and for properties along Riverdale Road from Light Manufacturing Use (M-1) Zone to Regional Commercial (C-3) Zone.

